

NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a Planning Commission meeting in the City Council Chambers, 61 S Main St, St George, Utah, on Tuesday, February 10, 2026, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

**WELCOME NEW PLANNING COMMISSION MEMBER, KELLY TAYSOM**

**ELECT NEW CHAIR**

**1. GENERAL PLAN AMENDMENT Dixie Drive GPA – PUBLIC HEARING –**

Consider a request to change the general plan land use designation from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres located west of Dixie Drive and south of Canyon View Drive. The applicant is American Land Consulting LLC and the representative is Adam Allen.

Case No. 2025-GPA-019 (Staff – Brian Dean)

**2. GENERAL PLAN AMENDMENT Sullivan 1800 N GPA – PUBLIC HEARING –**

Consider a request to change the general plan land use designation from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres located at the northwest corner of 1800 North and 2100 West. The applicant is Bush and Gudgell, Inc. and the representative is Bob Hermanson.

Case No. 2025-GPA-022 (Staff – Brenda Hatch)

**3. PLANNED DEVELOPMENT AMENDMENT Dutch Bros at Desert Color – PUBLIC HEARING –**

Consider a request to amend the Desert Color zone plan. This PD amendment would allow the construction of a new Dutch Brothers Coffee shop on 0.65 acres. The site is located on the west of Desert Color Pkwy just south of Southern Parkway. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermanson.

Case No. 2026-PDA-001 (Staff – Dan Boles)

**4. PRELIMINARY PLAT Dutch Bros at Desert Color –**

Consider a request for a single lot preliminary plat located in the Desert Color Development for a commercial subdivision. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermanson.

Case No. 2026-PP-001 (Staff – Dan Boles)

**5. PLANNED DEVELOPMENT AMENDMENT Blackridge Restaurants – PUBLIC HEARING –**

Consider a request to amend an approved PD-C (Planned Development Commercial) zone to allow review of a conceptual site plan, building elevations, and building renderings for a second restaurant on the site. The site is approximately 3.44 acres (149,846 ft<sup>2</sup>). The property is generally located North-East corner or Black Ridge Drive & 250 West. The applicant is American Land Consulting, LLC, and the representative is Adam Allen.

Case No. 2025-PDA-033. (Staff – Dan Boles)

6. **PLANNED DEVELOPMENT AMENDMENT Sage Haven Phases 22-33 – PUBLIC HEARING** – Consider a request for an amendment to the Desert Color PD (Planned Development) in order to construct the next phase of Sage Haven in the Desert Color development. This proposed phase is approximately 58.54 acres and would allow 418 multi-family and single-family units. The location of the proposed pod is southwest of Painted Ridge Parkway, west of Desert Sage Parkway and just west of the previously approved Sage Haven phases.  
Case No. 2026-PDA-002 (Staff – Dan Boles)

7. **PRELIMINARY PLAT Sage Haven Ph 22-33** – Consider a request for a preliminary plat for a 260-unit townhome and single-family subdivision on approximately 58.68 acres. The applicant is Desert Color St George, LLC and the representative is Bob Hermandson. Case No. 2025-PP-037 (Staff – Dan Boles)

8. **PRELIMINARY PLAT Southgate Hills Subdivision** – Consider a request for a 15-lot preliminary plat located north of Sir Monte Drive and east of Rolling Hills Drive for the purpose of a single-family subdivision on approximately 7.34 acres. The applicant is American Consulting & Engineering, and the representative is Tony Carter. Case No. 2025-PP-040 (Staff – Brian Dean)

9. **GENERAL PLAN AMENDMENT -R-1 General Plan Amendment – PUBLIC HEARING** – Consider a request to amend Responsible Growth section of the General Plan. The amendment would allow a proposed R-1 zone within the Low and Medium Density Residential General Plan designations as well as the Downtown Traditional and Connected Neighborhood districts. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-GPA-017 (Staff – Dan Boles)

10. **ZONE REGULATION AMENDMENT -R-1 Zone Proposal – PUBLIC HEARING** – Consider a request to amend portions of the city zoning ordinance, Title 10. The amendment would create a new zoning category to be known as the R-1 zone. The R-1 zone is intended to provide zoning options for smaller, single-family lots within the city. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-ZRA-015 (Staff – Dan Boles)

## **11. MINUTES**

Consider a request to approve the meeting minutes from the January 13, 2026, meeting.

## **12. CITY COUNCIL ACTIONS**

*Report on items heard at the January 15, 2026, and February 5, 2026 City Council meeting.*

1. *Anthemnet/VZW White Dome*
2. *Rusty Cliffs South*
3. *Desert Mesa*
4. *The Hidden Jewel*
5. *County Park in R-1-1- Zone*



Angie Jessop – Community Development Office Supervisor

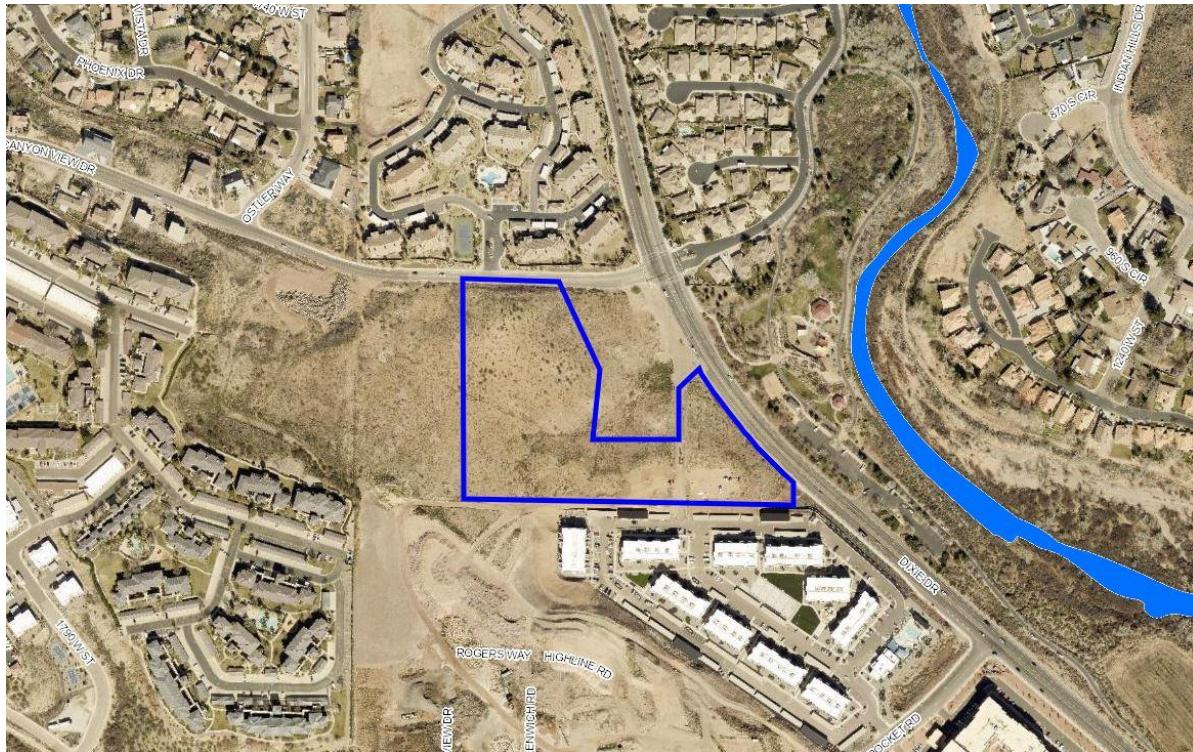
**February 6, 2026**

Date

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.



<b>Dixie Drive</b> General Plan Amendment (Case No. 2025-GPA-019)	
<b>Request:</b>	Consider approval of an ordinance changing the general plan future land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive, for the proposed development of townhomes.
<b>Applicant:</b>	American Land Consulting LLC
<b>Representative:</b>	Adam Allen
<b>Location:</b>	The project is generally located west of Dixie Drive and south of Canyon View Drive.
<b>Existing General Plan:</b>	COM (Commercial)
<b>Proposed General Plan:</b>	MHDR (Medium-High Density Residential)
<b>Existing Zoning:</b>	PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size)
<b>Land Area:</b>	Approximately 8.91 acres



**BACKGROUND:**

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This General Plan Amendment (GPA) is for approximately 8.91 acres of land generally located west of Dixie Drive and south of Canyon View Drive. This property has undergone several general plan changes. It changed twice in 2018 from LDR (Low Density Residential) to MDR (Medium Density Residential) and then from MDR to MHDR (Medium-High Density Residential). It most recently changed in 2022 from MHDR to COM (Commercial).

This application proposes to change the General Plan land use from COM (Commercial) back to MHDR (Medium-High Density Residential) in expectation of townhomes being developed on the property. The property is currently zoned PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size).

**RECOMMENDATION:**

Staff recommends approval of the general plan amendment with no conditions.

**ALTERNATIVES:**

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a future date.

**POSSIBLE MOTION:**

“I move that we forward a positive recommendation to the City Council for the Dixie Drive General Plan Amendment, based on the findings listed in the staff report.”

**FINDINGS FOR APPROVAL:**

1. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment aligns with Section 2.3 of the general plan by increasing and diversifying housing supply across the city.

**Exhibit A**  
**Applicant's Narrative**



## NARRATIVE

RE: General Plan amendment

To whom it may concern:

The purpose of the General Plan Amendment is to bring the Subject properties into what is currently in the area.

Respectfully submitted,



Adam Allen, Manager  
American Consulting and Engineering

**Exhibit B**  
**Public Comment**

**Richard Rogers**  
**Niota Investment, LLC**  
**Rogers Construction Company**

Phone: [REDACTED]

Email: [REDACTED]

Friday, January 9, 2026

**City of St. George – Community Development Department**

**Attention: Brian Dean, Planner I**

61 S. Main Street

St. George, UT 84770

Phone: (435) 627-4437

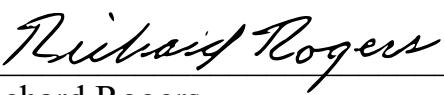
Email: [brian.dean@sgcityutah.gov](mailto:brian.dean@sgcityutah.gov)

**Case No. 2025-GPA-019 – Dixie Drive Project**

The property located west of Dixie Drive and south of Canyon View Drive on approximately 8.91 acres does not have legal access east or west from 25 feet wide asphalt road, from the apartments complex to Dixie Drive. This parcel was granted to Richard Rogers, Rogers Construction Company, from the United States Department of the Interior, Bureau of Land Management.

**Right-of-Way – SERIAL NUMBER UTU-77901**

Access is not available without proper compensation paid by the existing or future property owners of said 8.91 acres.

  
\_\_\_\_\_  
Richard Rogers  
Niota Investment, LLC

Planning Commission of St. George  
c/o Brian Dean, Planner I  
City of St. George Community Development Department  
61 S. Main St.  
St. George, UT 84770

January 23, 2026

Several years ago, after many years of looking we found a great, somewhat secluded resort community, Pelican Hills and purchased a condominium. We paid a premium for the location and secluded atmosphere it provided, however, we now fear that a number of the reasons we were drawn to this property and ultimately purchased here are in danger of being wiped out.

If the request to change the zoning of the parcel across the street from our complex to MHDR is to be granted, the entire atmosphere, setting, views, etc. will be changed. We specifically did not want to be close to such high density housing, and purchased this property believing this type of development would not be allowed to occur in such close proximity based on the current zoning.

The proposed zoning change, and subsequent development on this parcel, will add much additional traffic to this area, make crossing Dixie Dr. to access Cottonwood Cove Park and the bike trails much more dangerous for our children, grandchildren and others.

This change will completely change the nature of our living and recreational space, reduce our mental and physical enjoyment and satisfaction. Statistics will also bear out there is an increase in crime rates in higher density developments. Ultimately, we will see a reduction in our property value due to this change if granted.

I am not anti growth, and understand the need for housing, and although I would not be excited about it, would understand a change to low density housing, however to make the change as requested, when many people have purchased here based on the assumption this would not be allowed in this particular area, is just plain wrong.

We are vehemently opposed to this change, and will do whatever we can to responsibly and legally fight this change and prevent it from happening.

We appreciate you considering our concerns, and trust you will do the right thing.

Sincerely,



**Exhibit C**  
**Presentation**

A scenic landscape featuring a winding road in the foreground that curves towards a large, rugged rock formation. The formation is reddish-brown with a prominent, craggy peak. The sky is filled with soft, pastel-colored clouds, transitioning from warm yellows and oranges on the left to cooler blues and purples on the right, suggesting a sunset or sunrise. The overall atmosphere is serene and natural.

# **DIXIE DRIVE GENERAL PLAN AMENDMENT**

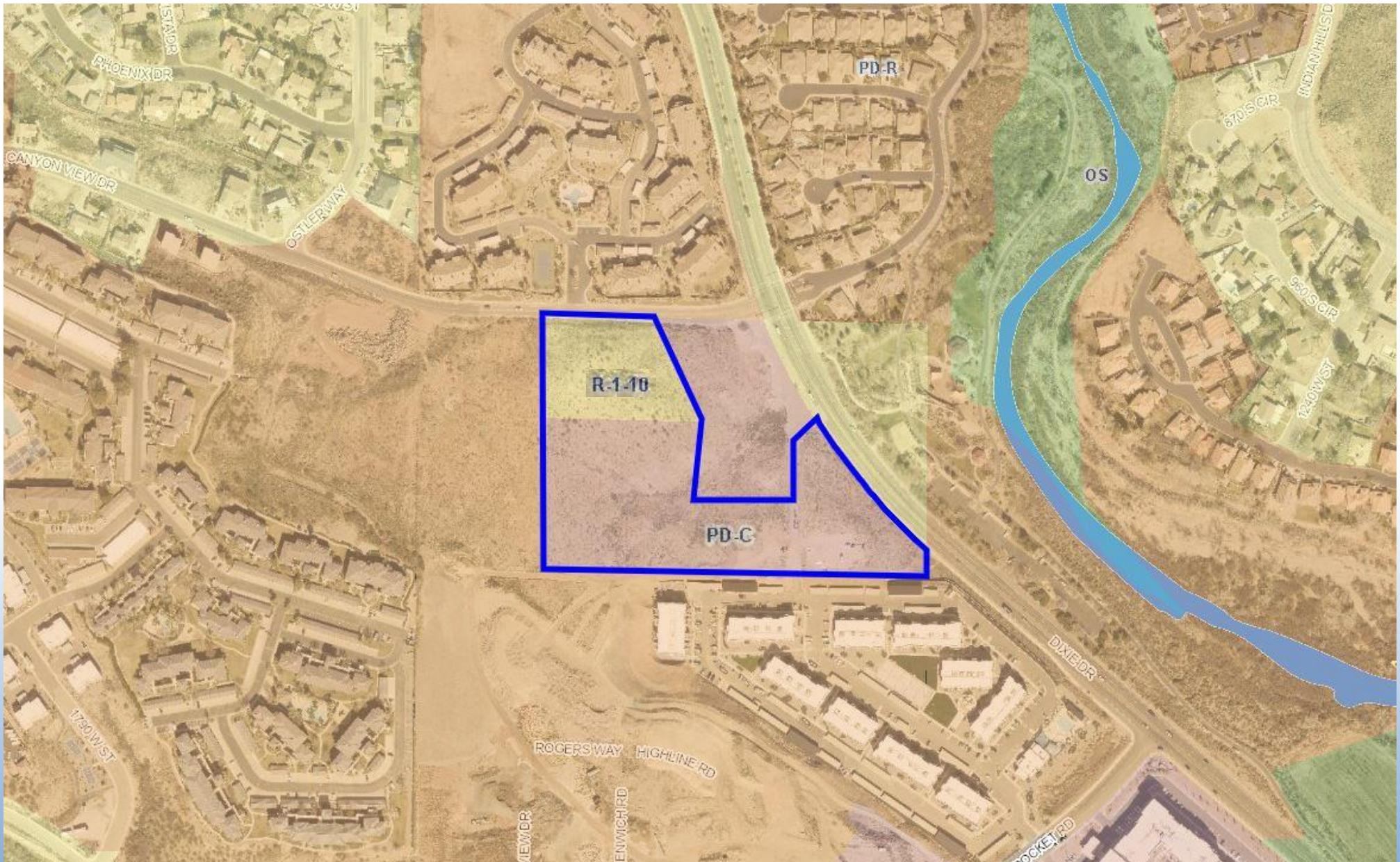
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2025-GPA-019

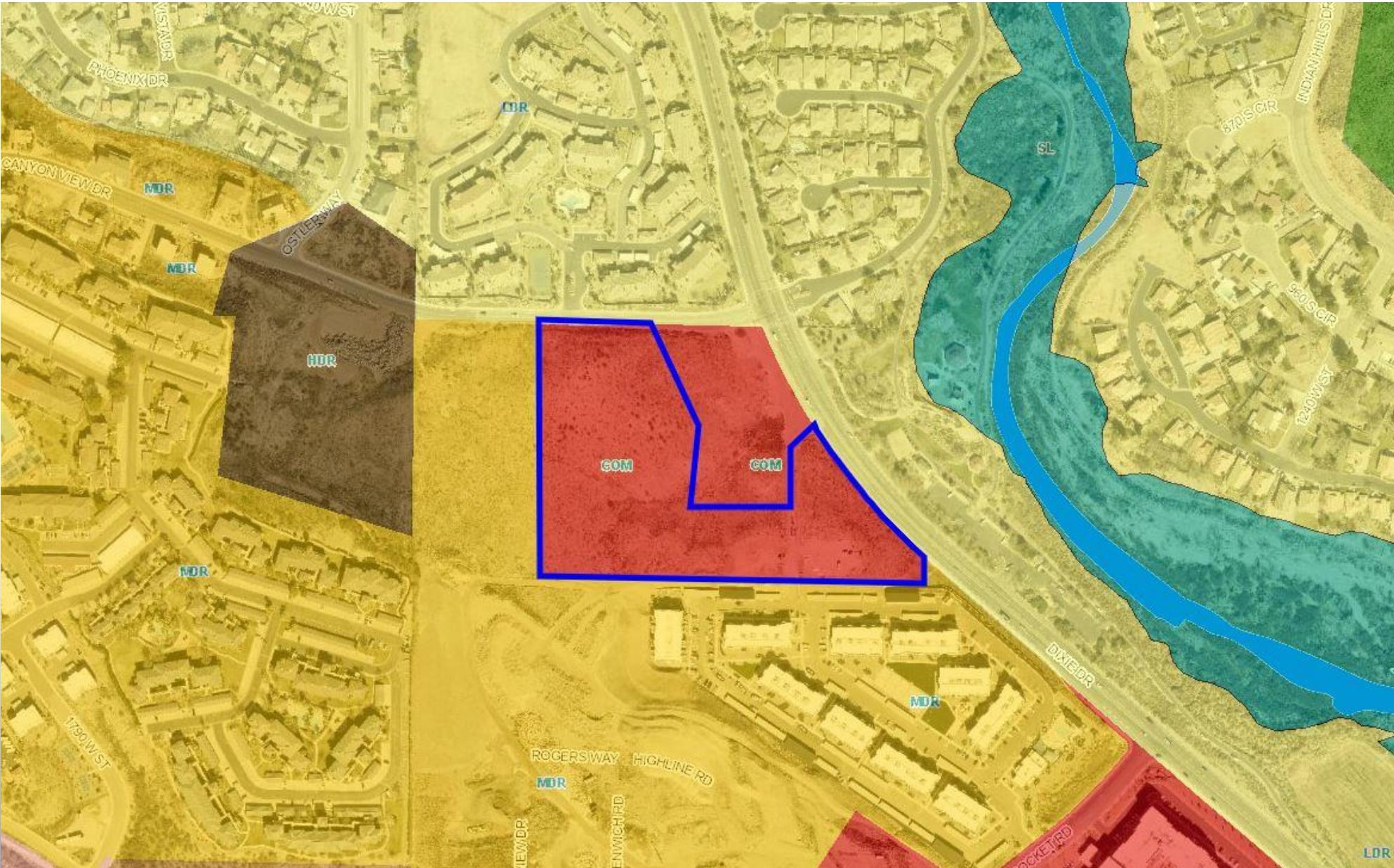
# AERIAL MAP



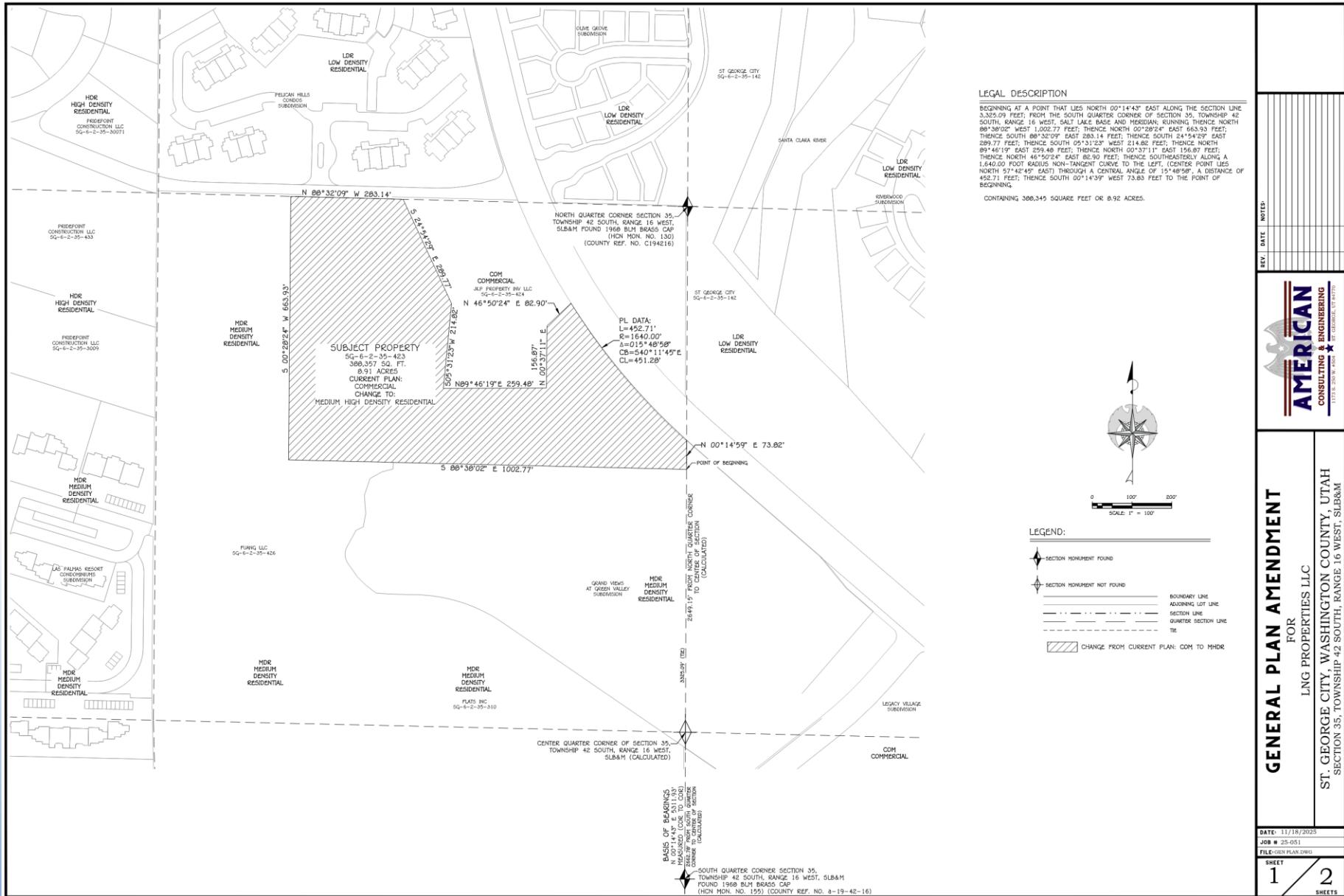
# ZONING MAP



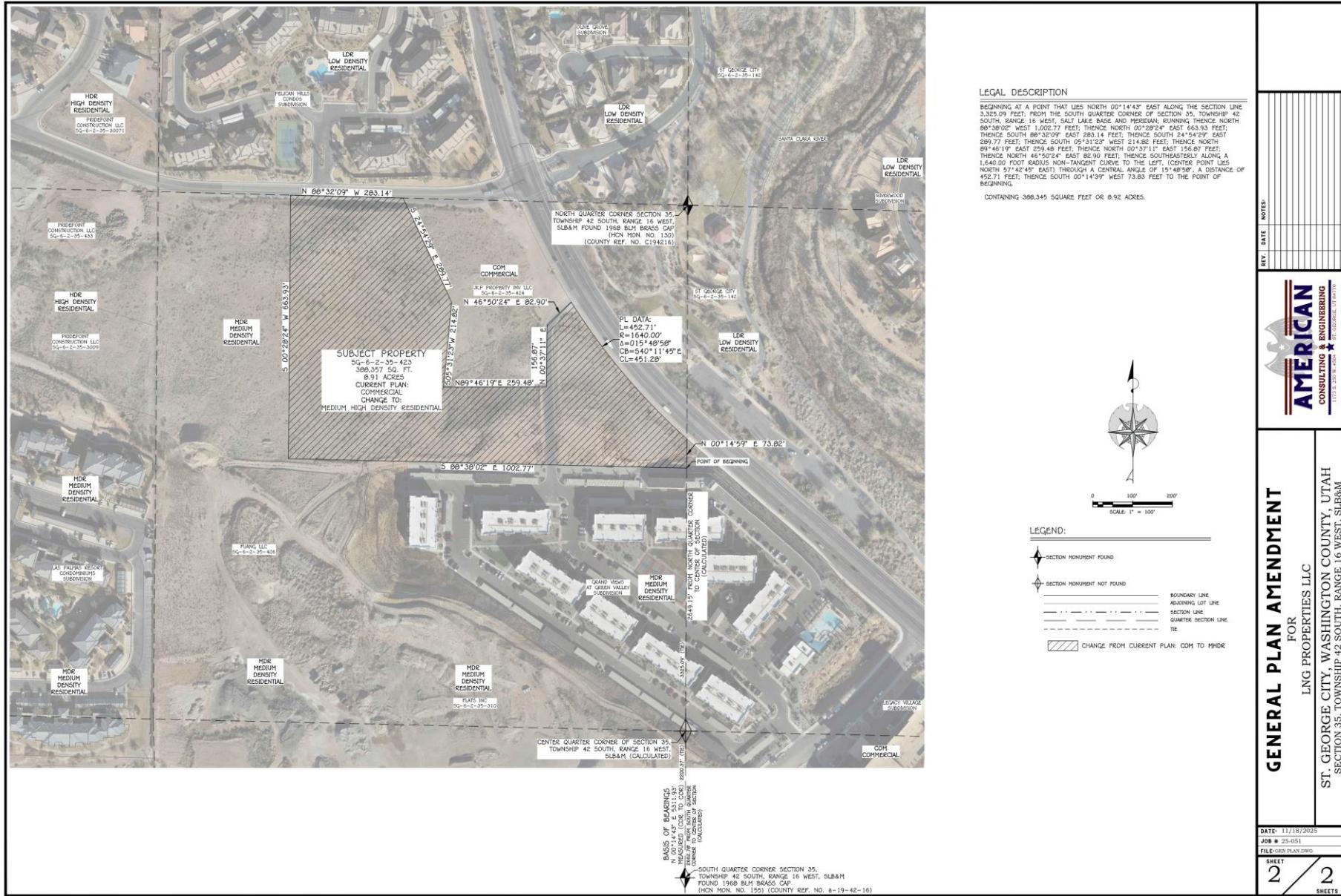
# GENERAL PLAN MAP



# PROPOSED GENERAL PLAN AMENDMENT



# PROPOSED GENERAL PLAN AMENDMENT



## **RECOMMENDATION**

Staff recommends approval of the general plan amendment with no conditions.

## **POSSIBLE MOTION**

“I move that we forward a positive recommendation to the City Council for the Dixie Drive General Plan Amendment, based on the findings listed in the staff report.”



<b>Sullivan 1800 North GPA</b> General Plan Amendment (Case No. 2025-GPA-022)	
<b>Request:</b>	Consider changing the general plan future land-use map from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres generally located at the northwest corner of 1800 North and 2100 West.
<b>Applicant:</b>	Bush and Gudgell, Inc.
<b>Representative:</b>	Bob Hermanson
<b>Location:</b>	The project is located at the northwest corner of 1800 North and 2100 West
<b>Existing General Plan:</b>	AE (Agricultural Estates)
<b>Proposed General Plan:</b>	MDR (Medium Density Residential)
<b>Existing Zoning:</b>	RE-20 (Residential Estates 20,000 square feet minimum lot size)
<b>Land Area:</b>	Approximately 1.95 acres



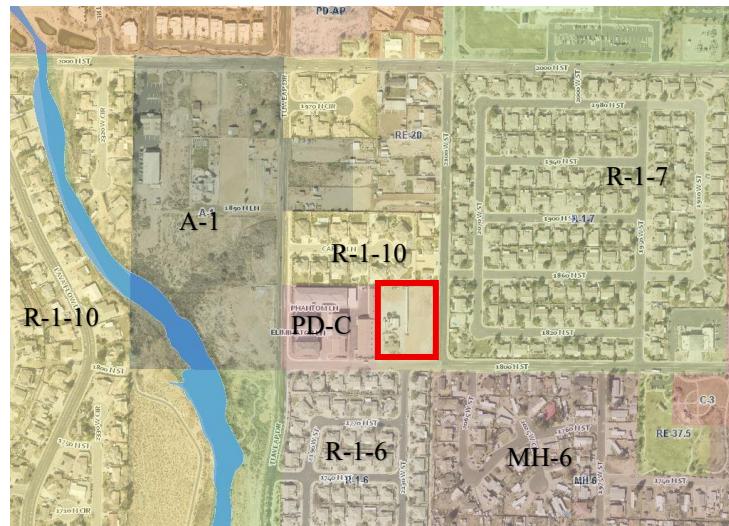
**BACKGROUND:**

The General Plan serves as a guide for land-use decisions and contains policies to direct the development of the City. Historically, this area was designated as Low Density Residential (LDR), which allows for up to 4 dwelling units per acre. In 2025, the City updated the General Plan and redesignated this area as Agricultural Estates (AE). While this designation still allows for up to 4 dwelling units per acre, it requires larger lots to maintain a rural and agricultural character, allowing animals by right.

The proposed change to Medium Density Residential (MDR) would increase the density to 5–9 dwelling units per acre. For context, the property to the east is designated LDR, while the area south of 1800 North is designated MDR. The east and north sides are bordered by Agricultural Estates (AE).



The area surrounding the subject property consists primarily of single-family residential homes and larger agricultural uses to the northwest. Notable exceptions include hobby garages at the northeast corner of 1800 North and Tuweap Drive, and a mix of single-family and mobile homes to the southeast. Lot sizes in the immediate vicinity range from 6,000 square feet to several acres, with the majority between 7,000 and 8,000 square feet.



This request represents a two-category move, bypassing Low Density Residential (LDR) to transition directly from Agricultural Estates (AE) to Medium Density Residential (MDR).

**RECOMMENDATION:**

Staff recommends the Planning Commission weighs the positive and negative effects of this change to the surrounding area.

**ALTERNATIVES:**

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a future date.

**POSSIBLE MOTION:**

“I move that we forward a positive/negative recommendation to the City Council for the Sullivan 1800 North General Plan Amendment, based on the findings listed in the staff report.”

**FINDINGS FOR APPROVAL:**

1. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment aligns with Section 2.3 of the general plan by allowing appropriate density near an area with existing medium-density development.

**FINDINGS FOR DENIAL:**

1. The requested designation change would be out of scale and inconsistent with the surrounding land-use pattern shown on the City Land Use Map (adjoining parcels remain AE/low density), creating compatibility and neighborhood character problems.
2. The proposed designation change does not comply with the current stated goals for the AE General Plan category, Agricultural Estates.
3. A comprehensive General Plan amendment was conducted, compiled and approved by the City Council with recommendation by the Planning Commission in June of 2025 (only four months ago). This category was applied to this property with a good understanding of how it would build out.

**Exhibit A**  
**Applicant's Narrative**



**Bush and Gudgell, Inc.**  
**Engineers • Planners • Surveyors**  
[www.bushandgudgell.com](http://www.bushandgudgell.com)

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December 4, 2025

St George City  
Planning and Zoning Department  
175 North 200 East  
St George, UT

Re: Parcels SG-6-2-10-2326 and SG-6-2-10-2328 - General Plan Amendment Application

To whom it may concern:

We are submitting an application to amend the St. George General Plan on Parcels SG-6-2-10-2326 and SG-6-2-10-2328 in St. George City. Currently, the parcels have an AE designation. The owner desires to have the entire parcel designated MDR for a small townhome development. This change will help fulfill the needs for more affordable housing in St. George.

Please see the attached maps.

We greatly appreciate your consideration.

Sincerely,  
Bush and Gudgell, Inc.

A handwritten signature in black ink, appearing to read 'Bob Hermandson'.

Bob Hermandson  
President

**Exhibit B**  
**Presentation**

**Sullivan 1800 North GPA  
2025-GPA-022**

# Location



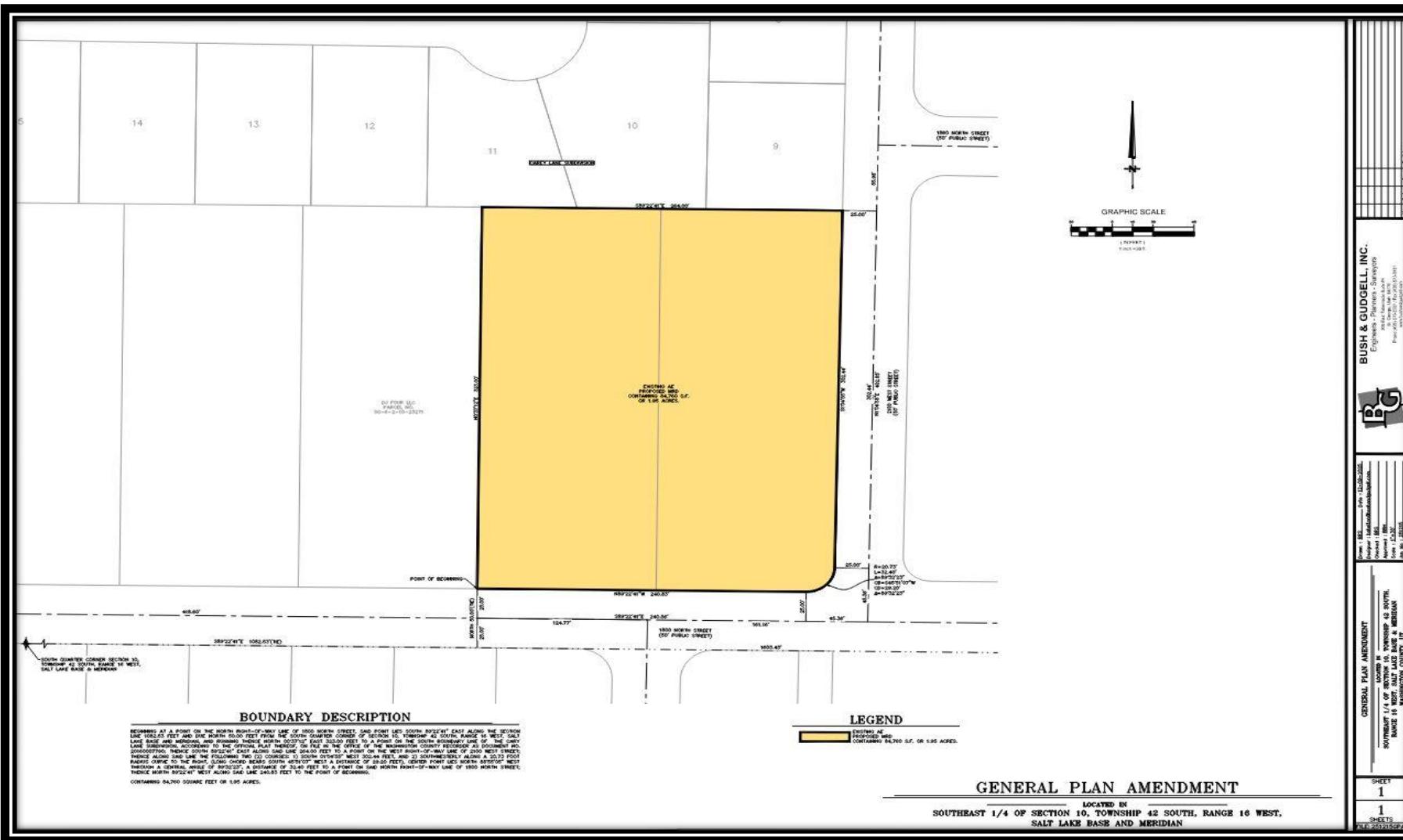
# Zoning



# Land Use



# Property Exhibit





Brenda Hatch <brenda.hatch@sgcityutah.gov>

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## Comments to Case # 2025-GPA=022, Sullivan 1800 N GPA

1 message

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[REDACTED]  
To: brenda.hatch@sgcityutah.gov  
Cc: bruce <[REDACTED]>, Julie Quinn <[REDACTED]>

Thu, Jan 22, 2026 at 12:22 PM

Brenda:

I received your notification letter about the variance requested by the developer.

I am OK with a variance if the new properties have a similar density and look of the surrounding neighborhoods. I am not in favor of higher density housing that potentially reduce our property values.

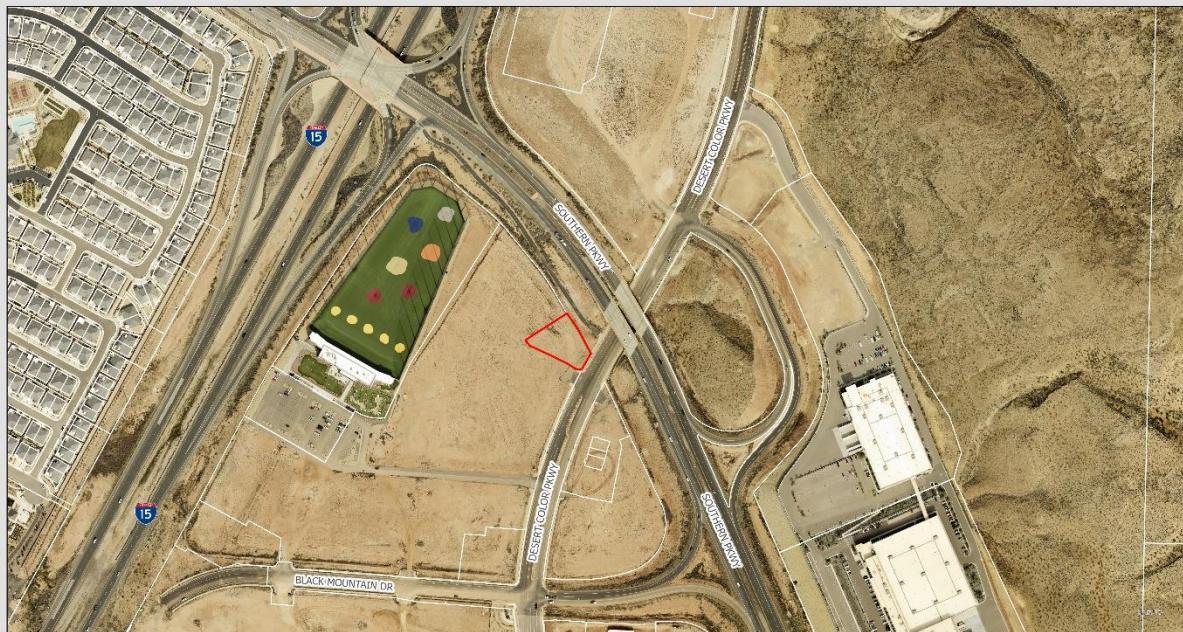
Best Regards,

Bruce Quinn  
[REDACTED]



PLANNING COMMISSION AGENDA REPORT: 02/10/2026

<b>Dutch Bros at Desert Color</b> Planned Development Amendment (Case No. 2026-PDA-001)		
<b>Request:</b>	To amend the Desert Color PD-C (Planned Development Commercial) zone for construction of a coffee shop (restaurant).	
<b>Applicant:</b>	Bush & Gudgell, Inc.	
<b>Representative:</b>	Bob Hermanson	
<b>Location:</b>	Located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive	
<b>General Plan:</b>	PD (Planned Development)	
<b>Existing Zoning:</b>	PD-C (Planned Development Commercial)	
<b>Surrounding Zoning:</b>	North	PD-C (Planned Development Commercial)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
<b>Land Area:</b>	Approximately 0.65 acres	



DUTCH BROS AT DESERT COLOR

A scale bar showing distances from 0 to 1,520 feet in increments of 190 feet.



**BACKGROUND:**

This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, for Dutch Bros in the Desert Color commercial area. Any new site plan or changes that occur in an approved PD-C (Planned Development Commercial) zone requires approval of a PD amendment. There have been several approvals for commercial development within Desert Color such as Big Shots Golf Center, pads A, K, M & N, Mountain America, America First Credit Union, Panda Express, The Break restaurant, and Fabulous Freddy's. This property sits to the west of Pad 'A' and Fabulous Freddy's across Desert Color Pkwy.

The proposed project is a smaller one and sits on approximately 0.65 acre. A single 1,025 ft<sup>2</sup> building is depicted on the site. The site takes its access from a shared drive aisle from Desert Color Parkway. The Dutch Bros site will be the only building in the immediate vicinity for the time being. They will provide adequate access width from Desert Color Parkway to their site entrance with a minimum of 25' wide drive aisle.

The site is designed again with a single building, area for landscaping/detention and parking. At 1,025 ft<sup>2</sup>, a requirement of four parking stalls is required. There will be no seating on the premises though there is a 28' by 12' awning at the walk up window. If they desire at some point to set up tables and chairs, with eight total parking stalls, they would still be adequately parked. Though a patron may walk up to order at the walk up window, it is anticipated that the majority of the orders will be taken through the drive through windows. They are providing two drive through lanes. As a result, staff estimates the queuing area should be able to accommodate approximately 21 vehicles before blocking any parking spaces.

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
<b>Setbacks</b>	10-8D-6	Proposed setbacks: Front (east): 23' Side (north): 21' Side (south): 25' Rear (west): 143'	The proposed front (east) setback is shown at 23' from Desert Color Pkwy creating area for landscaping but also a close street presence. All setbacks are being met.
<b>Pedestrian Circulation Plan</b>	10-8-6	Pedestrian circulation is shown on the plans and is provided around the building.	The plans appear to meet the required pedestrian circulation.
<b>Uses</b>	PD-C use list	Coffee Shop	"Restaurant, coffee shop, delicatessen, internet café" is an approved use in the PD-C

			portion of Desert Color per their zone plan.
<b>Height and Elevation</b>	10-8D-6	Approximately 20' to highest point.	The maximum allowed height is 55' in Desert Color PD-C.
<b>Phasing Plan</b>	10-8D-2	No phasing proposed.	No comment.
<b>Landscape Plan</b>	10-8D-2	Conceptual landscape plan provided (approximately 27% of site).	The landscaping seems to be sufficient. During site plan review, staff will ensure the code compliance.
<b>Utilities</b>	10-8D-2	Conceptual utility plan provided with plat	Utilities have been reviewed with the plat and site plan with Pad "A" and
<b>Signs</b>	10-8D-2	No signage was identified	Signs will be approved through the sign permit process.
<b>Lighting</b>	10-8D-2, 10-14-1	A photometric plan has not been included	Site lighting will need review and information during formal site plan review.
<b>Lot Coverage</b>	10-8D-6	Conceptual plan shown (4%)	The site plan meets lot coverage regulations <50%
<b>Solid Waste</b>	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located on far south-west side of the site, will be screened from view.
<b>Landscaping</b>	10-8D-6	Minimum 15' landscape buffer along access street.	Plans appear to meet this requirement.
<b>Parking</b>	10-19-5	8 parking stalls	Restaurant Kitchen/prep area: 1:250 = 4 stalls
<b>EVCS And Bike Parking</b>	10-19-6	Location of bike parking and conduit for electric parking stations not shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements to comply with Title 10-19-6 but they are showing seven EV stalls.

**RECOMMENDATION:**

Staff recommends approval of this PD Amendment with the following conditions:

1. A site plan must be applied for and approved prior to construction of the site.

**ALTERNATIVES:**

1. Recommend approval as presented.
2. Recommend approval with modified conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

**FINDINGS FOR APPROVAL:**

1. That the proposed Planned Development Amendment is consistent with the intent of the Desert Color PD-C zone, which anticipates neighborhood-scale commercial uses that serve residents and visitors within the development.
2. That the proposed coffee shop use is allowed within the Desert Color zone plan and is compatible with existing and approved commercial development in the surrounding Desert Color area.
3. That the conceptual site plan demonstrates adequate access, internal circulation, and drive-through queuing to accommodate the anticipated demand without creating conflicts with adjacent streets or properties.
4. That the project provides sufficient parking based on the size and operational characteristics of the proposed use.
5. That the proposed development, subject to the conditions of approval, meets the applicable requirements of Title 10 and the Desert Color zone plan and will not be detrimental to public health, safety, or welfare.

**POSSIBLE MOTION:**

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Dutch Brothers, Case No. 2026-PDA-001, based on the findings and subject to the conditions listed in the staff report."

## **Exhibit A**

### **Applicants Narrative**



**Bush and Gudgell, Inc.**  
**Engineers • Planners • Surveyors**  
[www.bushandgudgell.com](http://www.bushandgudgell.com)

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November 17, 2025

St George City  
Planning and Zoning Department  
175 North 200 East  
St George, UT

Re: Dutch Bros at Desert Color - PD-Zone Amendment

To whom it may concern:

We are submitting this application to provide the details for a proposed building in the commercial area in Desert Color. This is planned to be a new Dutch Bros business. The business will sit on a 0.65-acre parcel of land that lies on the south side of the Southern Parkway right-of-way and west of Desert Color Parkway. It will be accessed from Desert Color Parkway.

Please see the renderings and site plan accompanying this application for further details.  
We greatly appreciate your consideration.

Sincerely,  
Bush and Gudgell, Inc.

A handwritten signature in black ink, appearing to read 'Bob Hermandson'.

Bob Hermandson  
President

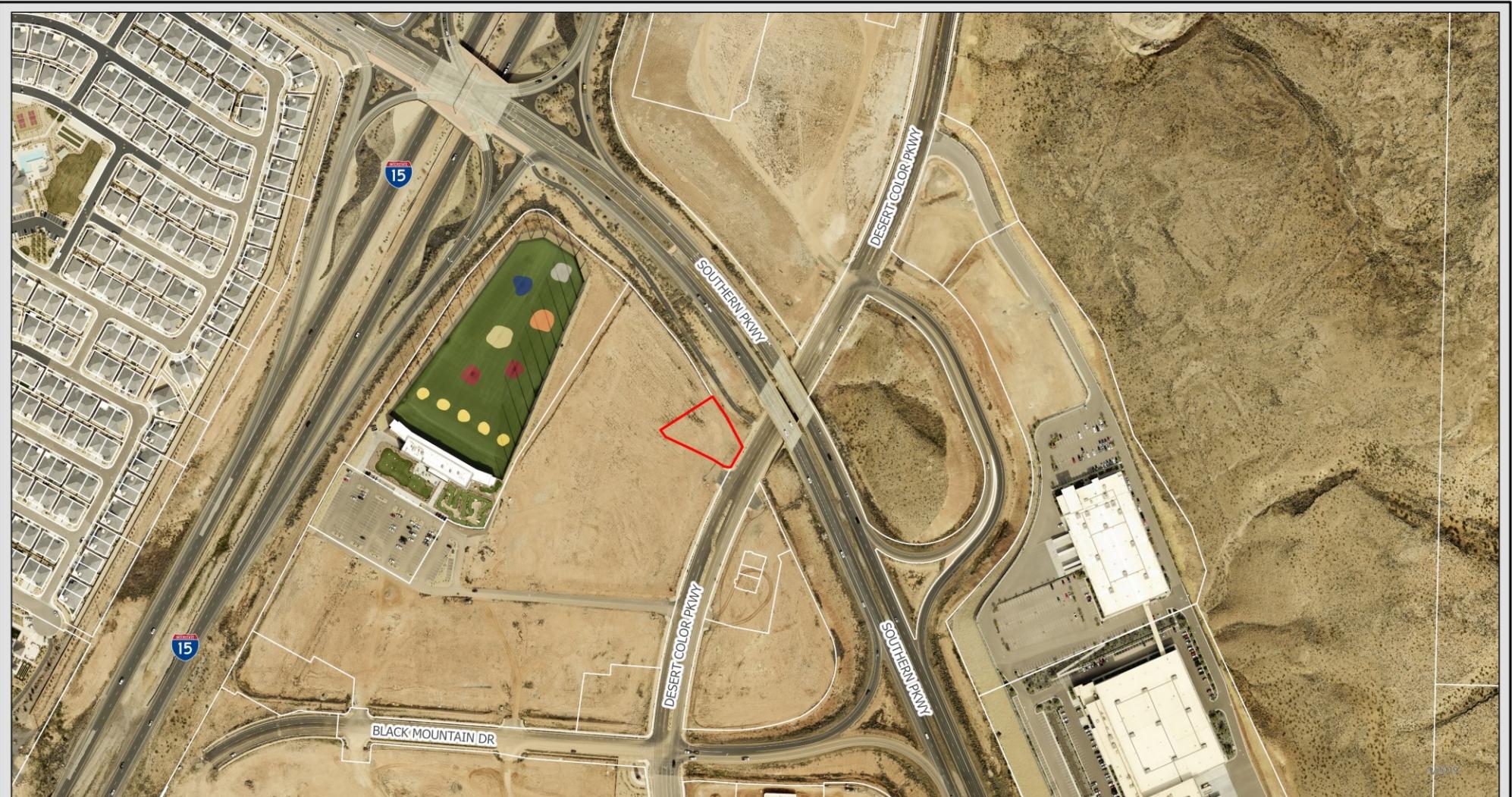
**Exhibit B**  
**PowerPoint Presentation**

**Dutch Bros**  
**at Desert Color**

2026-PDA-001

**Coffee**

# Aerial Map

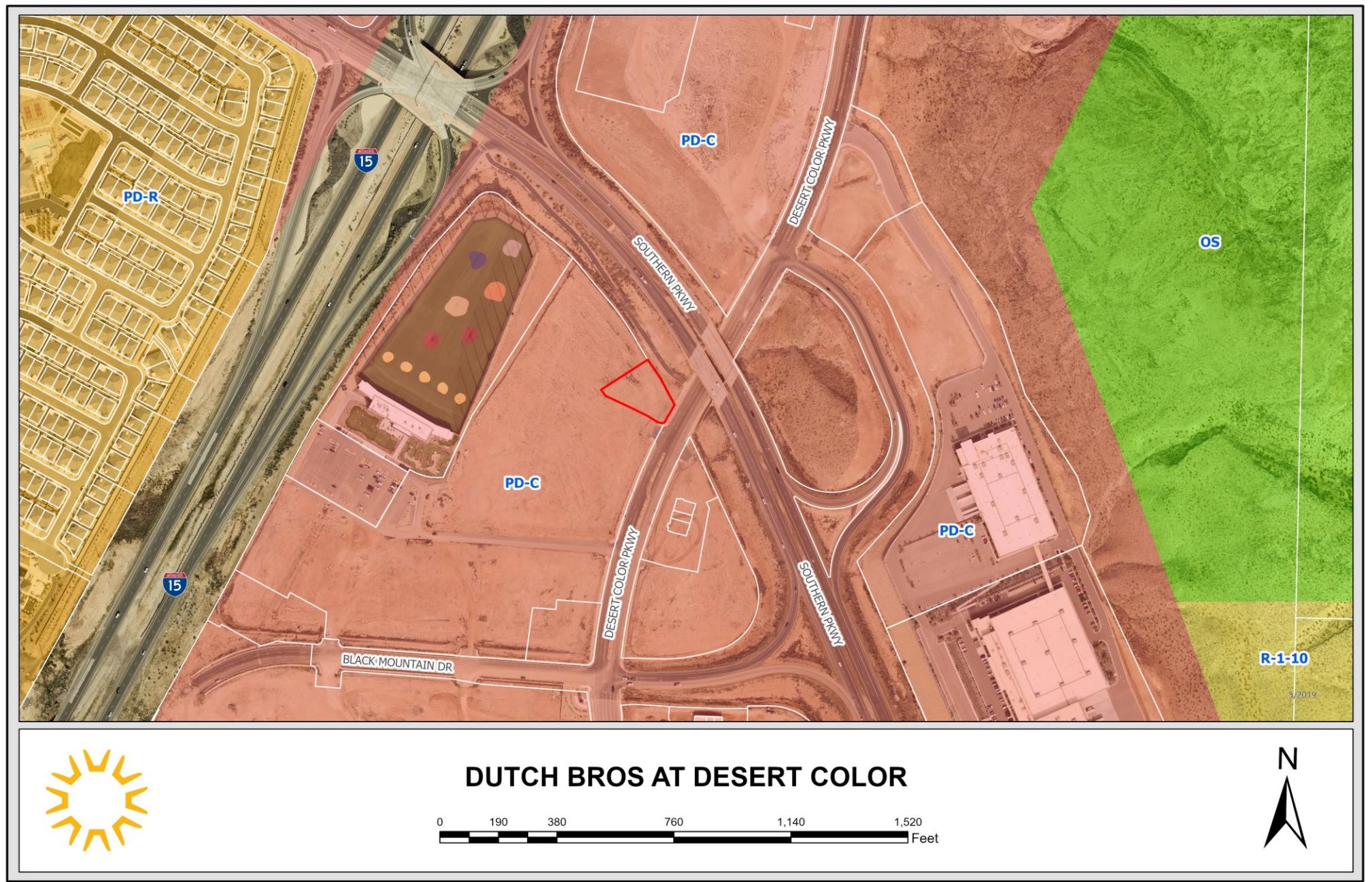


**DUTCH BROS AT DESERT COLOR**

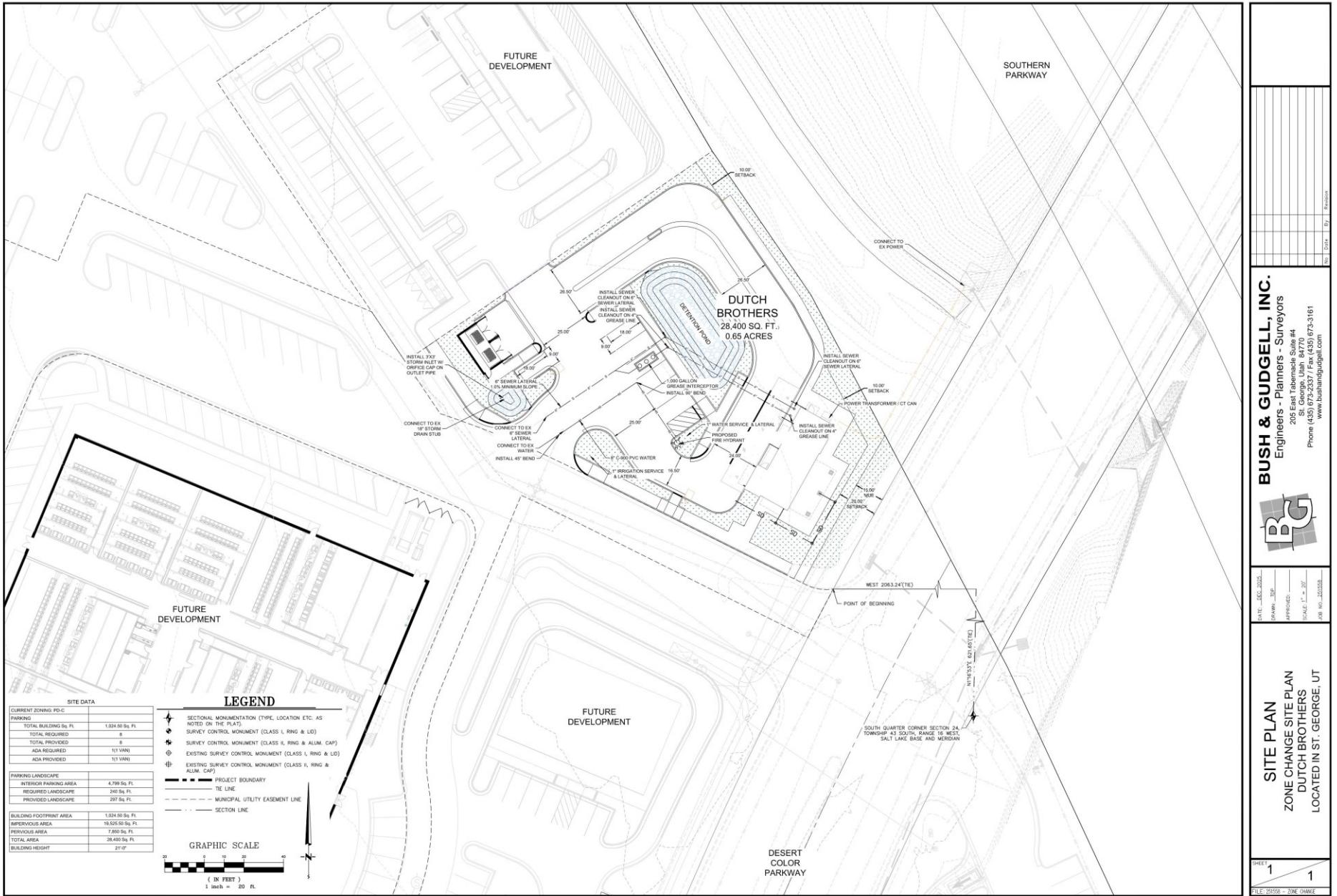
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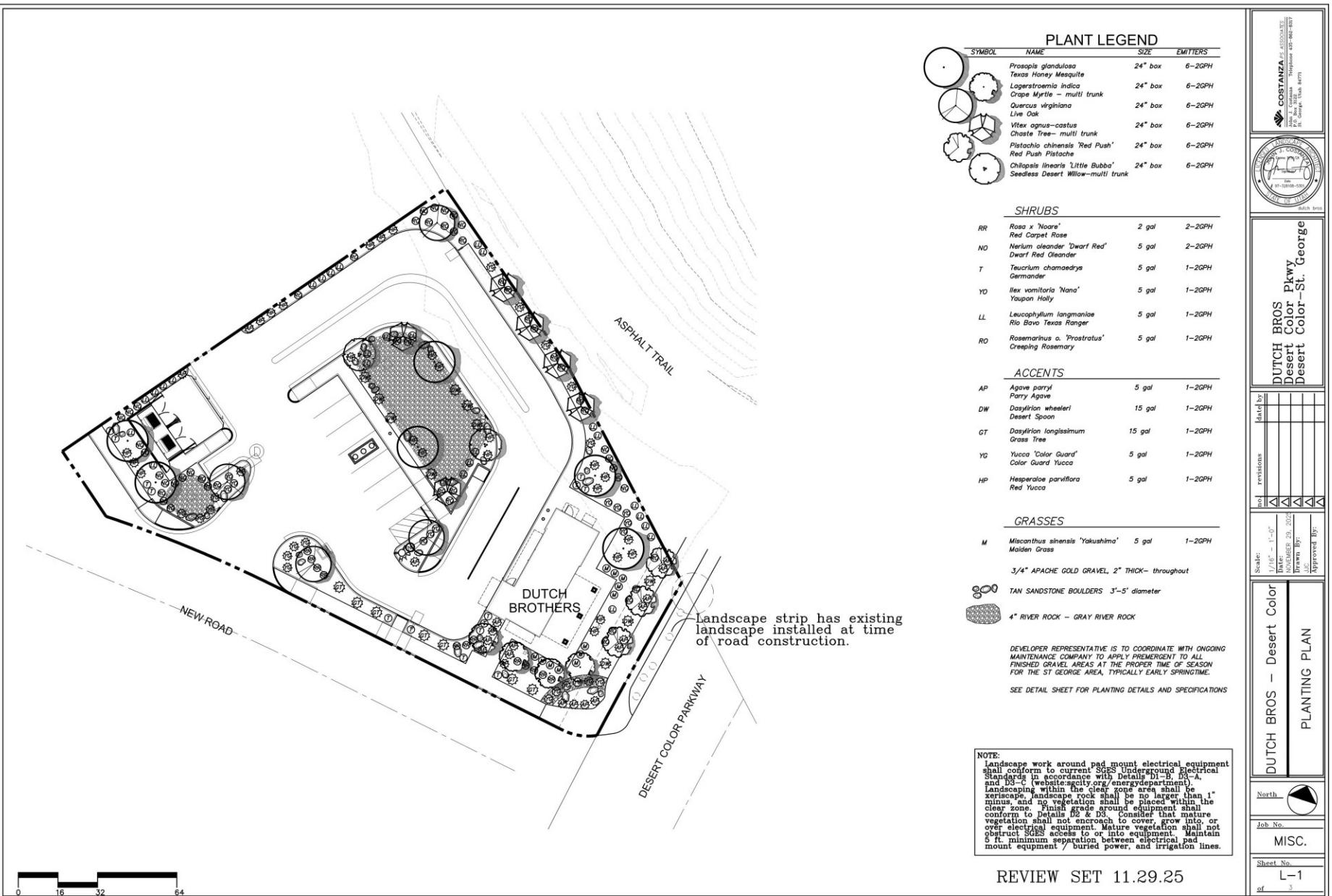
# Zoning Map



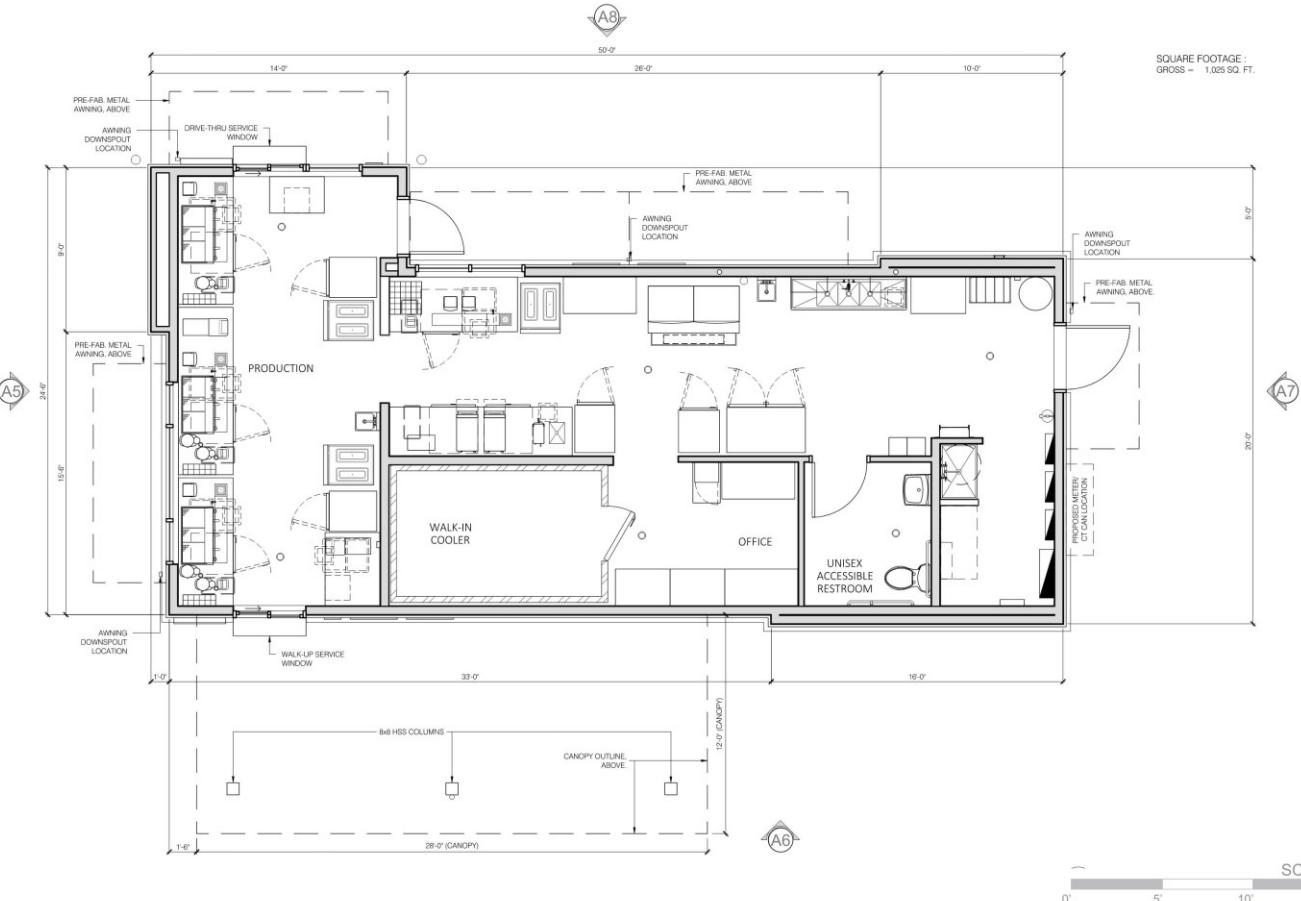
# Site Plan



# Landscape Plan



# Floor Plan



# Elevations



LOOKING NORTHEAST

LOOKING SOUTHEAST



LOOKING NORTHWEST

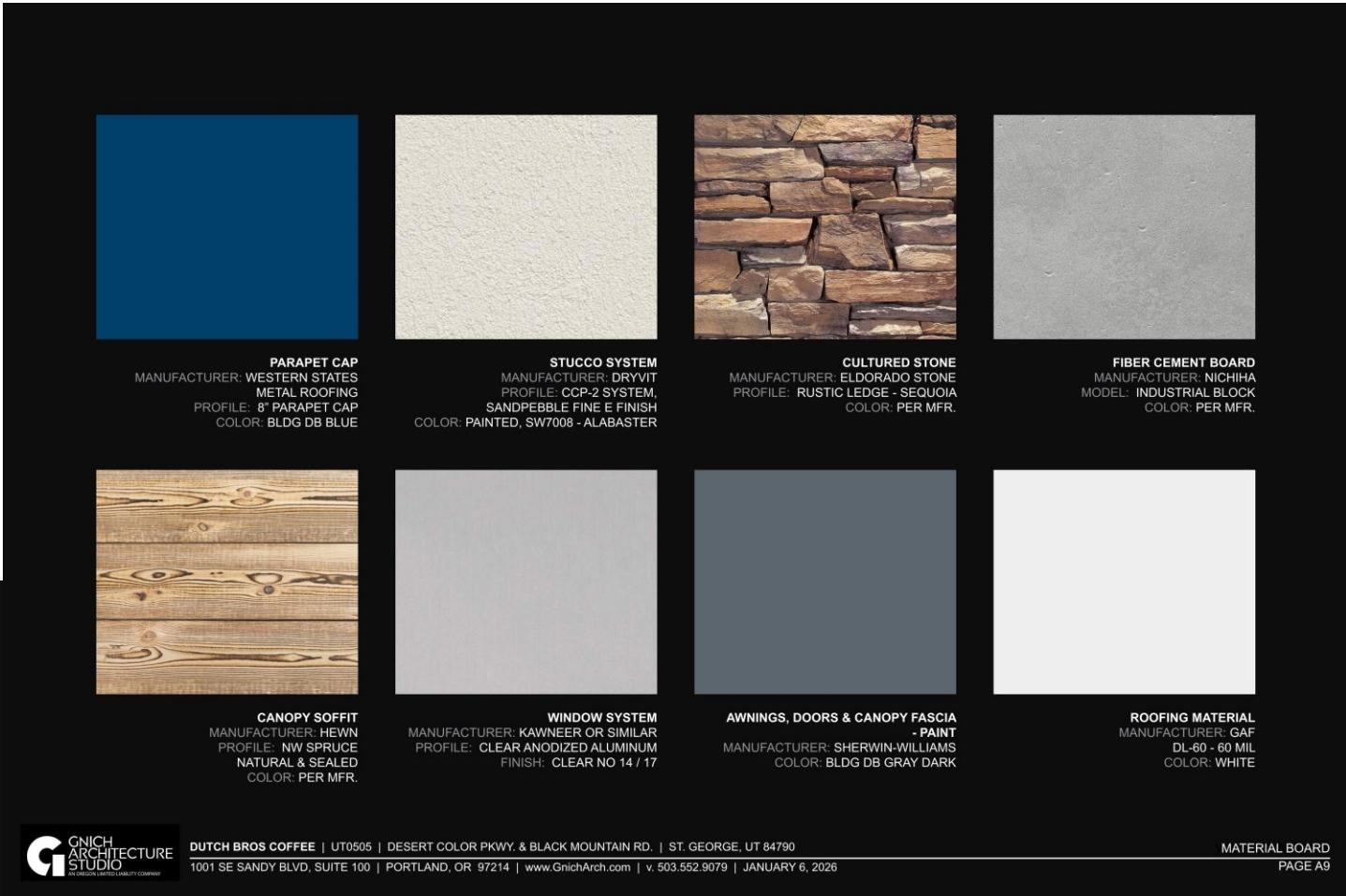


LOOKING SOUTHWEST

RE DUTCH BROS COFFEE | UT0505 | DESERT COLOR PKWY. & BLACK MOUNTAIN RD. | ST. GEORGE, UT 84790  
1001 SE SANDY BLVD, SUITE 100 | PORTLAND, OR 97214 | [www.GnichArch.com](http://www.GnichArch.com) | v. 503.552.9079 | JANUARY 6, 2026

DRIVE-THRU WINDOW  
PAGE A1

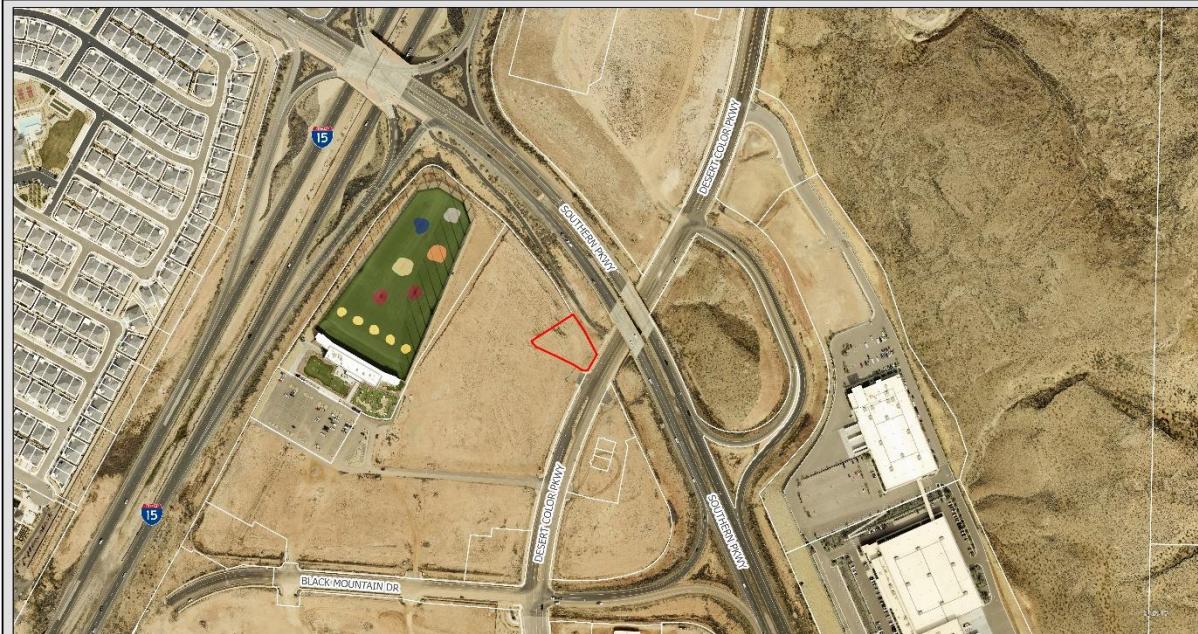
# Materials Board





PLANNING COMMISSION AGENDA REPORT: 02/10/2026

<b>Dutch Bros at Desert Color</b> Preliminary Plat (Case No. 2026-PP-001)		
<b>Request:</b>	This is a request for Preliminary Plat for a single lot, commercial subdivision in the Desert Color Development.	
<b>Applicant:</b>	Bush & Gudgell, Inc.	
<b>Representative:</b>	Bob Hermanson	
<b>Location:</b>	Located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive	
<b>General Plan:</b>	PD (Planned Development)	
<b>Existing Zoning:</b>	PD-C (Planned Development Commercial)	
<b>Surrounding Zoning:</b>	North	PD-C (Planned Development Commercial)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
<b>Land Area:</b>	Approximately 0.65 acres	



DUTCH BROS AT DESERT COLOR

0 190 380 760 1,140 1,520 Feet



### **BACKGROUND:**

The subject property is currently zoned PD-C (Planned Development Commercial). This plat request is accompanied by a request to amend the existing Planned Development (PD) on the property. The PD-C designation allows a variety of commercial uses. This specific use will be a coffee shop which is a permitted use in the Desert Color PD-C zone plan. In order to build on the property, a lot has to be legally created to be eligible for a building permit. The plat depicts a single, 0.65 acre (28,400 ft<sup>2</sup>) lot upon which to construct a coffee shop.

The lot is accessed by drive aisles which are private and part of the Desert Color PD-C (Planned Development Commercial) Development. The drive aisle will be accessed from the Desert Color Parkway public right of way. The access/drive aisles will be improved throughout the development as development occurs.

### **RECOMMENDATION:**

Staff recommends approval of this Preliminary Plat with the following condition:

1. A final plat must be applied for and approved prior to construction of the site.

### **ALTERNATIVES:**

1. Recommend approval as presented.
2. Recommend approval with modified conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

### **FINDINGS FOR APPROVAL:**

1. That the preliminary plat creates a single commercial lot that matches the approved Desert Color Planned Development and allows the property to be legally developed.
2. That the proposed lot size, layout, and access are appropriate for a small commercial use and are consistent with surrounding PD-C zoning in the Desert Color area.
3. That the coffee shop use is permitted within the Desert Color PD-C zone plan.
4. That approving the preliminary plat allows orderly development of the property while ensuring that a final plat is reviewed and approved prior to construction, consistent with City subdivision requirements.

### **POSSIBLE MOTION:**

"I move that we approve the Preliminary Plat for Dutch Brothers, Case No. 2026-PP-001, based on the findings and subject to the conditions listed in the staff report."

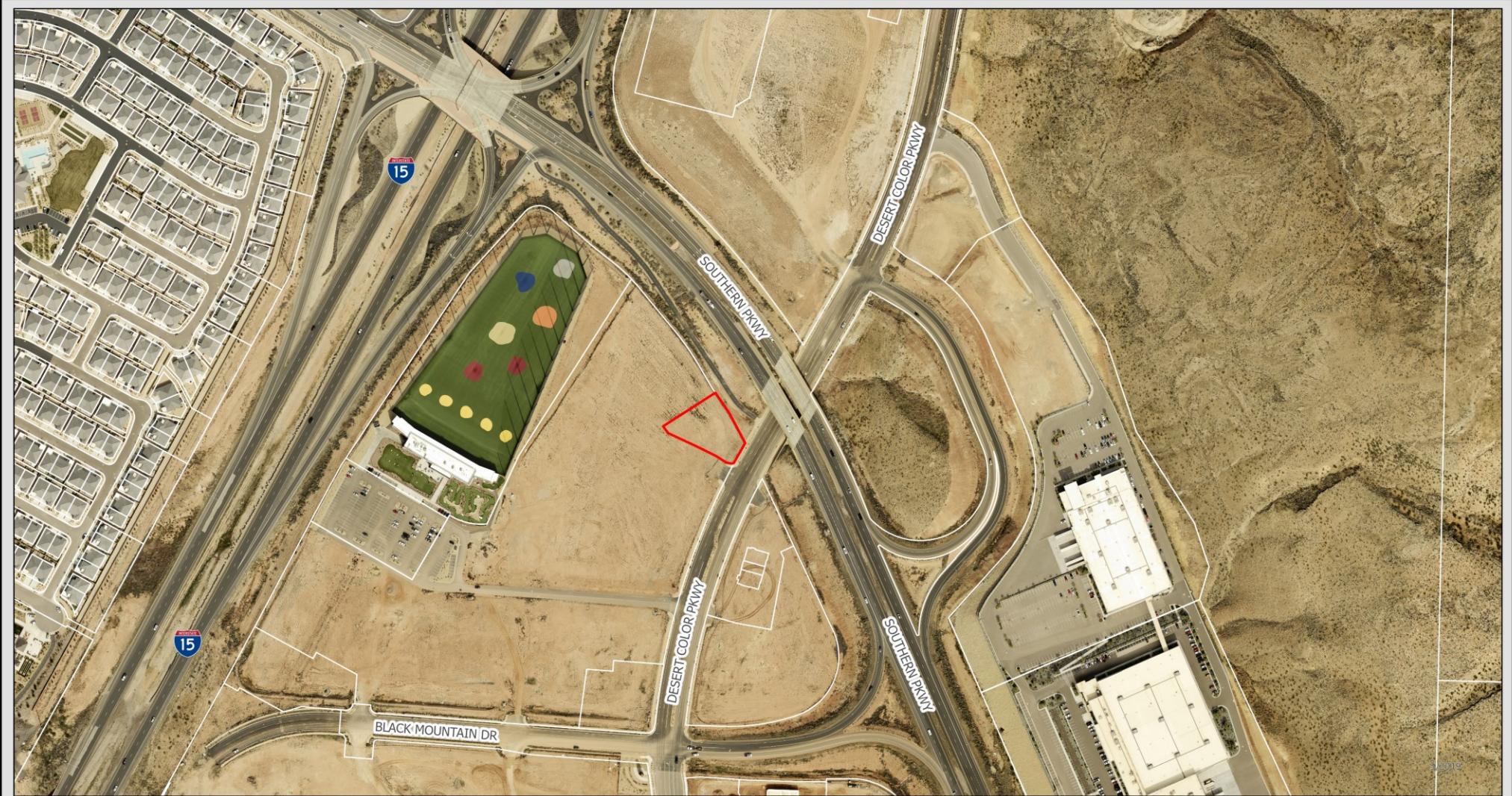
**Exhibit A**  
**PowerPoint Presentation**

# Dutch Bros Preliminary Plat

2026-PP-001



# Aerial Map



**DUTCH BROS AT DESERT COLOR**

0 190 380 760 1,140 1,520  
Feet



# Land Use Map

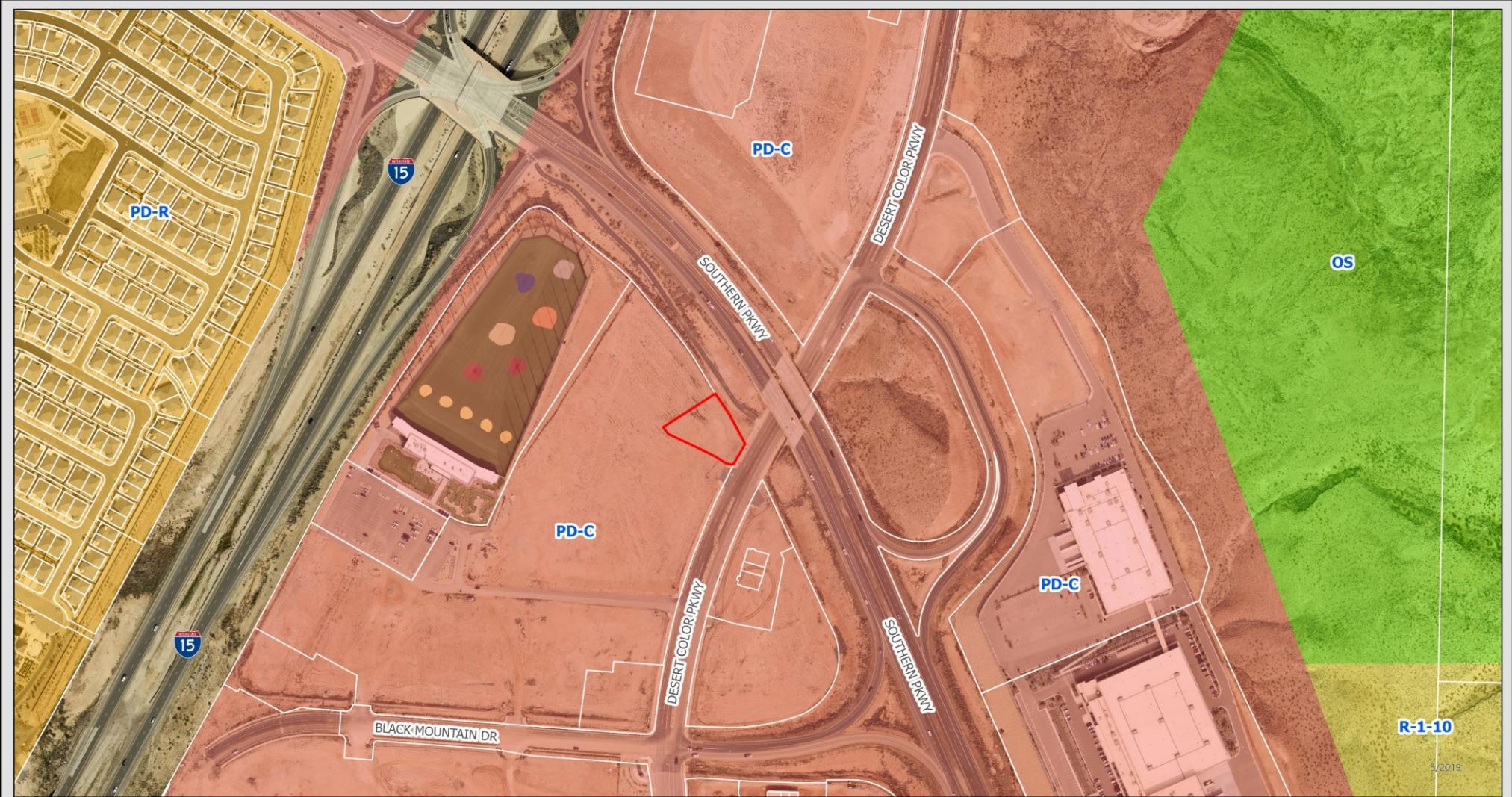


**DUTCH BROS AT DESERT COLOR**

0 190 380 760 1,140 1,520  
Feet



# Zoning Map

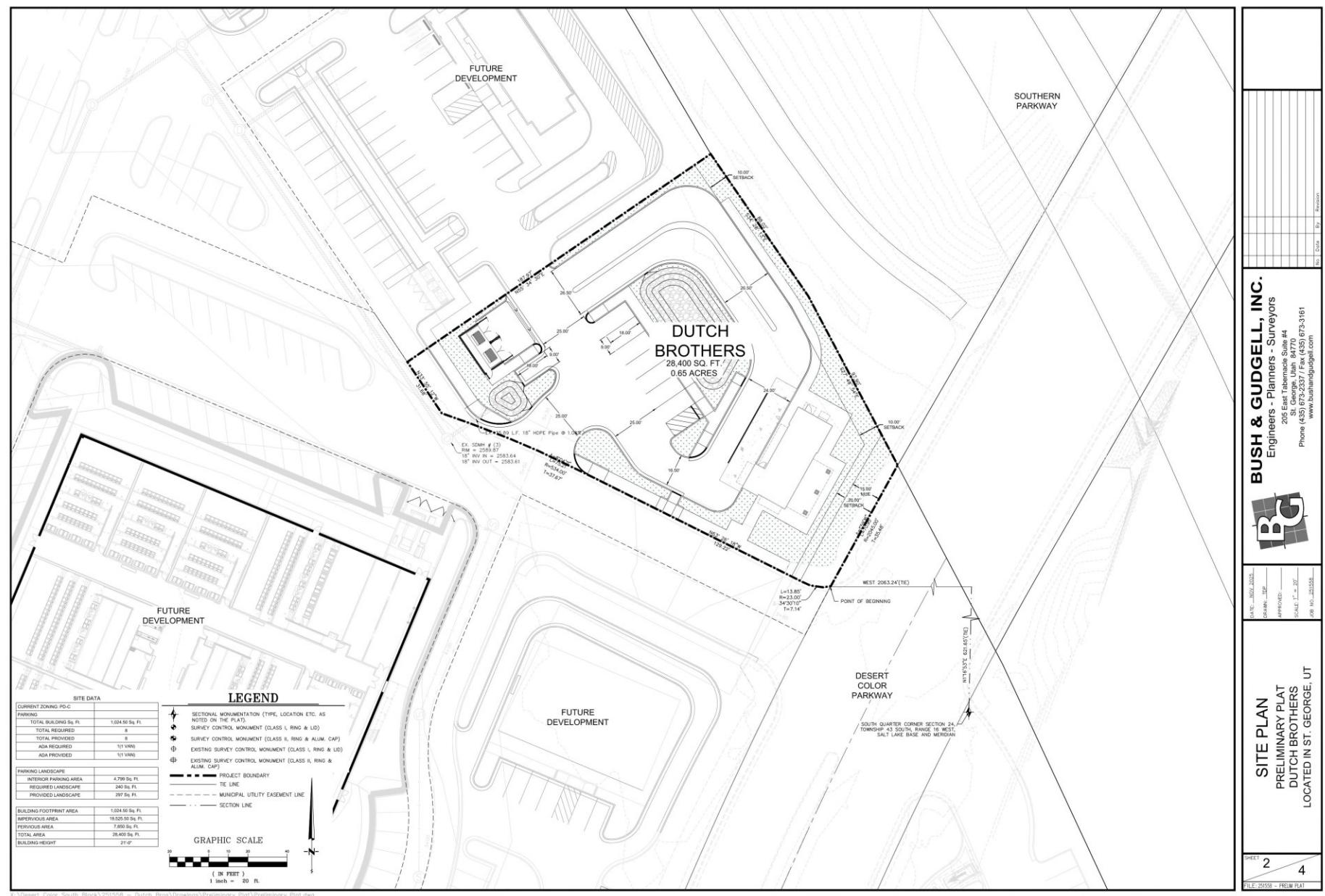


**DUTCH BROS AT DESERT COLOR**

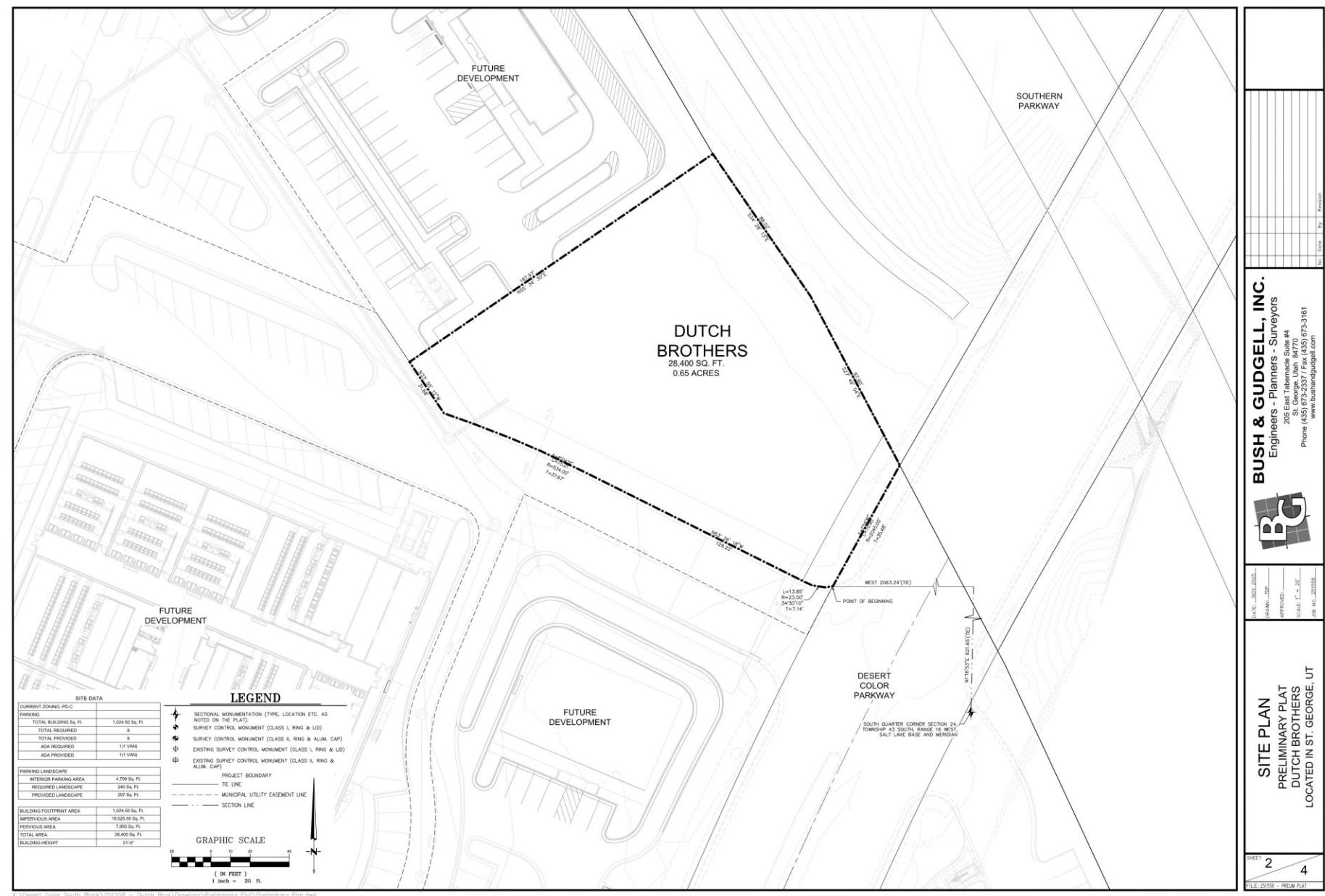
0 190 380 760 1,140 1,520  
Feet



# Proposed Plat



# Proposed Plat (Boundary)





PLANNING COMMISSION AGENDA REPORT: 02/10/2026

<b>Black Ridge Restaurants</b> Planned Development Amendment (Case No. 2025-PDA-033)	
<b>Request:</b>	Consider an amendment of an approved PD-C (Planned Development Commercial) on approximately 3.44 acres for the purpose of allowing the construction of a second restaurant on the site. This is primarily for review and approval of the building elevations.
<b>Applicant:</b>	Adam Allen, American Land Consulting, LLC
<b>Location:</b>	Located on the north-east corner of Black Ridge Drive and 250 West
<b>General Plan:</b>	DTCC (Downtown Connected Corridor)
<b>Existing Zoning:</b>	PD-C (Planned Development Commercial)
<b>Surrounding Zoning:</b>	North PD-C (Planned Development Commercial)
	South C-2 (Highway Commercial)
	East C-2 (Highway Commercial)
	West PD-C (Planned Development Commercial)
<b>Land Area:</b>	Approximately 3.44 acres



BLACK RIDGE RESTAURANTS

A scale bar showing distances from 0 to 920 feet in increments of 115 feet.



**BACKGROUND:**

On October 17, 2019, the City Council approved the site for a hotel to be constructed with a parking garage. Along with the PD amendment approved at the time, a hillside permit was approved. The hillside permit set forth certain conditions including limiting detention on site and the use of a secant wall. With time, the owners of the hotel sought zoning approval to move the hotel across 250 West on the west side of the street, freeing up the subject property. In November 2024, a new site plan including the use, access, parking, etc. was approved which allowed two restaurant pads on the site. At the time, only one of the restaurants was ready with elevations and so the second (Rodizio Grill) is now seeking approval of those elevations.

Section 10-8D-2 of the St. George city code states that each PD (Planned Development), including PD-C zones are to include in their application *“the type, character and proposed height of all buildings.”* In the previous approval of the PD-C in 2024, everything except the information on this proposed building was reviewed and approved. In order to comply with the code as outlined, the proposed building elevations have been submitted for review to the Planning Commission.

The proposed building is shown to be 10,573 ft<sup>2</sup> and is parked adequately along with the other restaurant on site. The building stands at 30' to its highest point, which is compliant with the 50' height limit of the PD-C zone. Proposed materials are stone, batten siding, stucco, glazing and aluminum (as an accent).

Please see the zoning requirement details below:

<b>Zoning Requirements</b>			
<b>Regulation</b>	<b>Section Number</b>	<b>Proposal</b>	<b>Staff Comments</b>
<b>Setbacks</b>	10-8D-6(C)	Front: 113' Street Side: 276' Rear: 73' Side: 79'	The required setbacks are: Front/ Street Side: 20' Side / Rear: 0' and 10'
<b>Uses</b>	10-8D-2	Restaurant	The PD-C allows restaurants (both sit down and fast food).
<b>Height and Elevation</b>	10-8D-2	Approximate Height: 30'	The maximum height allowed in a PD-C is 50'. This proposal meets the regulations.

**RECOMMENDATION:**

Staff recommends approval of the application for an amendment to the PD for the Black Ridge Restaurants in order to allow construction of a second restaurant on the site.

**ALTERNATIVES:**

1. Recommend approval as presented.
2. Recommend approval with additional conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

**POSSIBLE MOTION:**

"I move that we forward a positive recommendation to the City Council for the PD amendment for Black Ridge Restaurants as presented, case no. 2024-PDA-020, based on the findings and subject to the conditions listed in the staff report."

**FINDINGS FOR APPROVAL:**

1. That the proposed restaurant use and building height are allowed in the PD-C (Planned Development Commercial) zone and meet the applicable development standards of the City Code.
2. That this Planned Development amendment is limited to the approval of building elevations for a second restaurant pad that was previously approved and does not increase the overall intensity or impacts of the project.
3. That the size, height, and architectural design of the proposed building are compatible with the approved Planned Development and with the surrounding commercial development in the area.
4. That approval of the Planned Development amendment serves the public health, safety, and general welfare of the City.

## **Exhibit A**

### **Applicant's Narrative**



12/22/2025

Re: Black Ridge Restaurants

To whom it may concern,

The purpose of this submittal is to bring forward the details of the proposed Planned Development Amendment for Black Ridge Commercial. This property was previously approved for a two restaurants, but the details of the second were not available at that time. We are now have that information and are bringing forward the Full details for the Site and both Restaurants. The restaurant on building pad one will be a Ruths Chris, same as previously approved. The Second restaurant on building pad two will be a Rodizio Brazilian Steakhouse. We appreciate the opportunity to present you with this amendment.

Thank You for your Consideration,

Adam Allen, Manager – American Consulting and Engineering

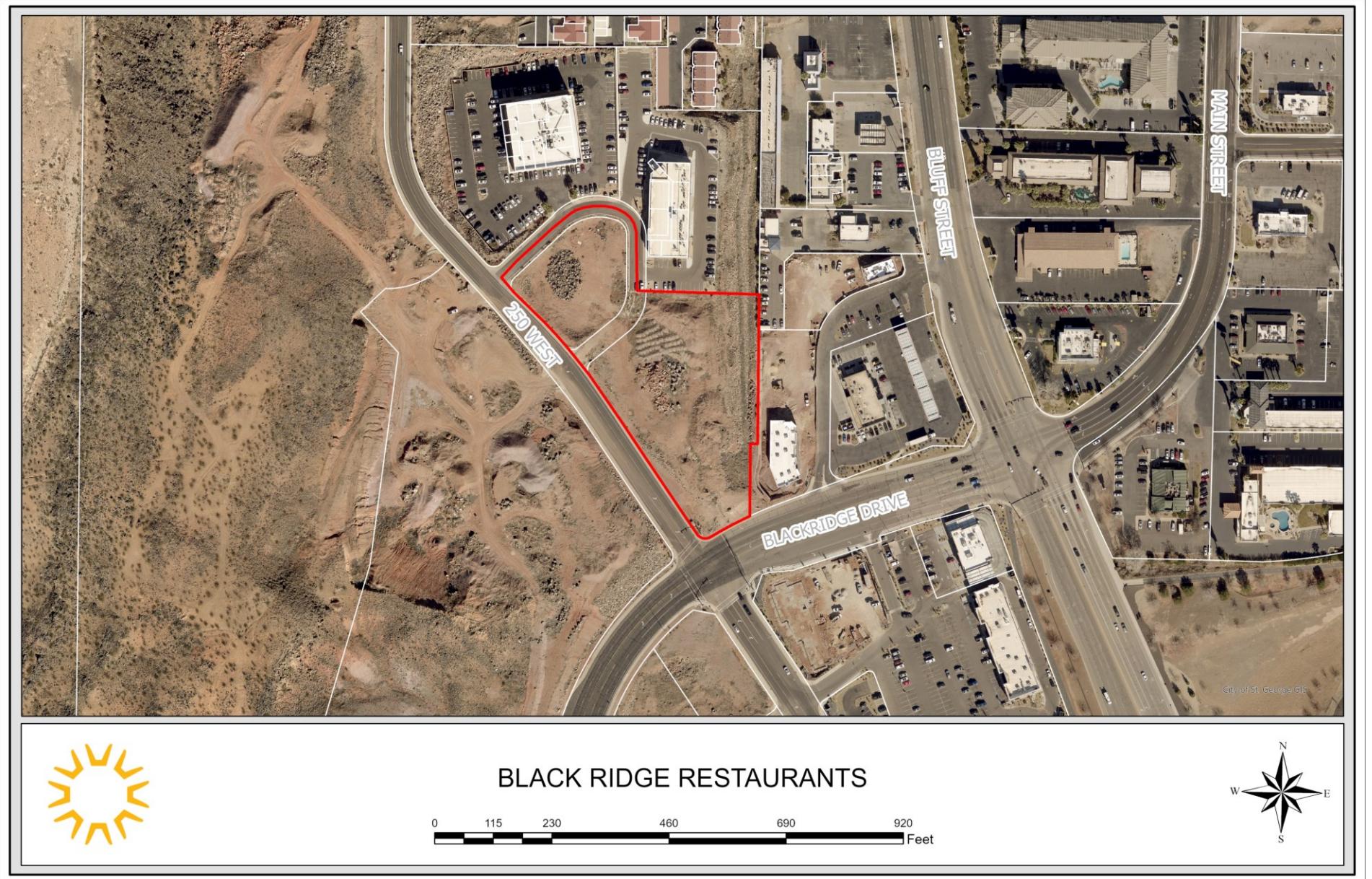
## **Exhibit B**

### **PowerPoint Presentation**

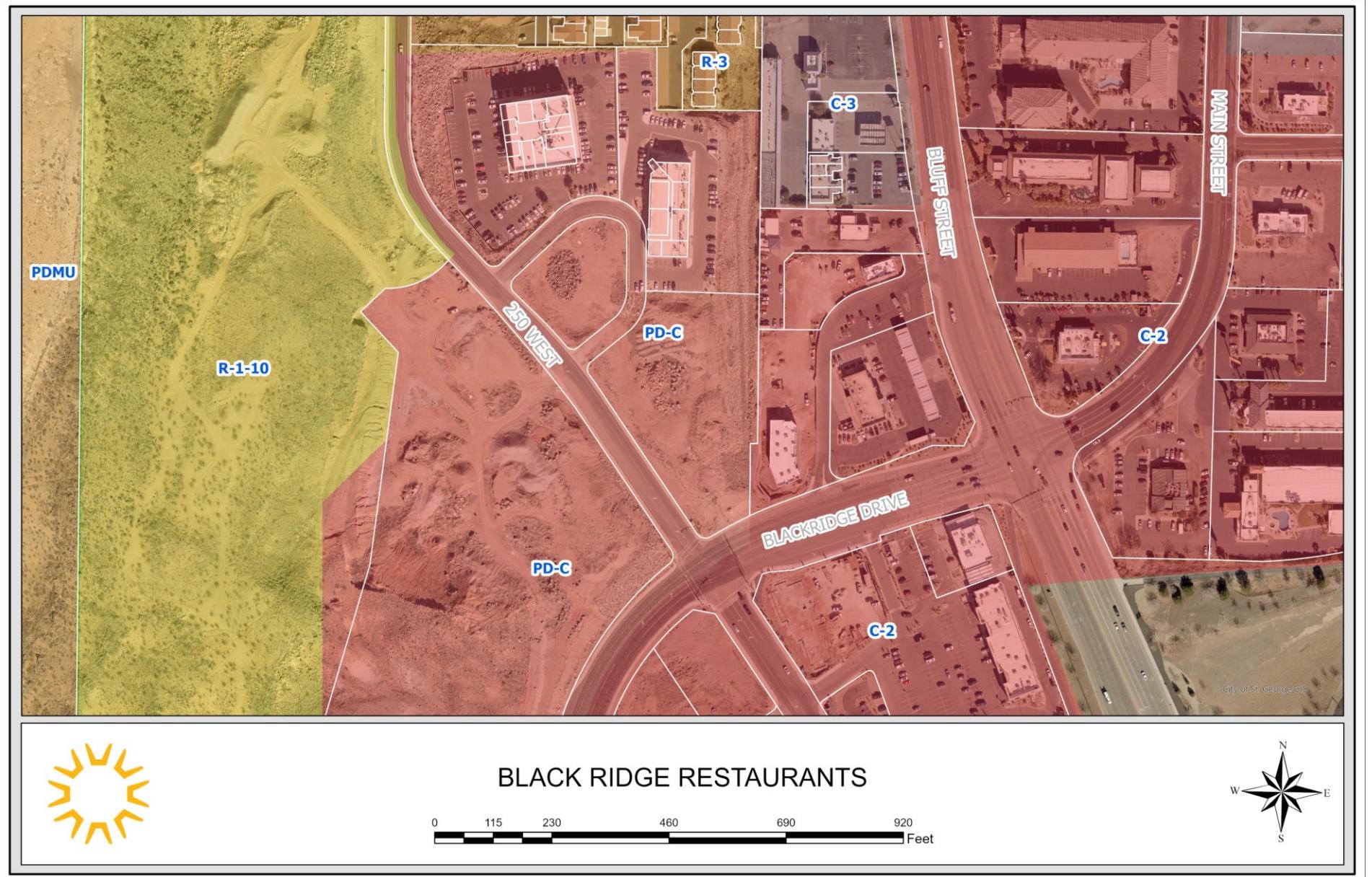
# Black Ridge Restaurants

2025-PDA-033

# Aerial Map



# Zoning Map



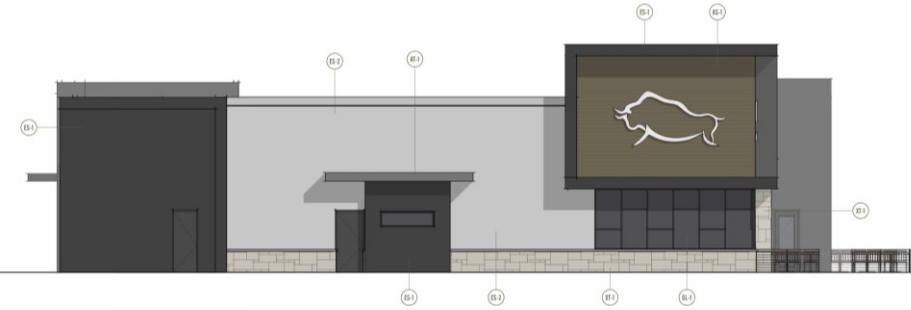
# Site Plan



# Proposed Elevations



**A3.2** RODIZIO GRILL ST. GEORGE  
EXTERIOR ELEVATIONS | 12.02.2025



**A3.1** RODIZIO GRILL ST. GEORGE  
EXTERIOR ELEVATIONS | 12.02.2025

EXTERIOR MATERIALS

- (E1) EXTERIOR STONE BASIS OF DESIGN: PRO-FIT ALPINE LEDGESTONE
- (E2) EXTERIOR SIDING BASIS OF DESIGN: SAGIFER 6' V-GROOVE WALL PANEL, NUTMEG OAK COLOR
- (E3) EXTERIOR BATTER SYSTEM BASIS OF DESIGN: SAGIFER 2'X2' SAGBATTEN, NUTMEG OAK COLOR
- (E4) EXTERIOR STUCCO SYSTEM: COLOR 1 BASIS OF DESIGN: SW 7089 IRON ORE
- (E5) EXTERIOR STUCCO SYSTEM: COLOR 2 BASIS OF DESIGN: SW 7089 IRON ORE
- (E6) LOW-E GLAZING
- (E7) PRE-MANUFACTURED ALUMINUM TRIM BASIS OF DESIGN: SW 7089 IRON ORE

# Proposed Renderings



**A5.1** RODIZIO GRILL ST. GEORGE  
EXTERIOR RENDERINGS | 12.02.2025

# Proposed Renderings



**A5.3** RODIZIO GRILL ST. GEORGE  
EXTERIOR RENDERINGS | 12.02.2025

 **KNIGHTON**  
ARCHITECTURE + PLANNING



**A5.2** RODIZIO GRILL ST. GEORGE  
EXTERIOR RENDERINGS | 12.02.2025

 **KNIGHTON**  
ARCHITECTURE + PLANNING

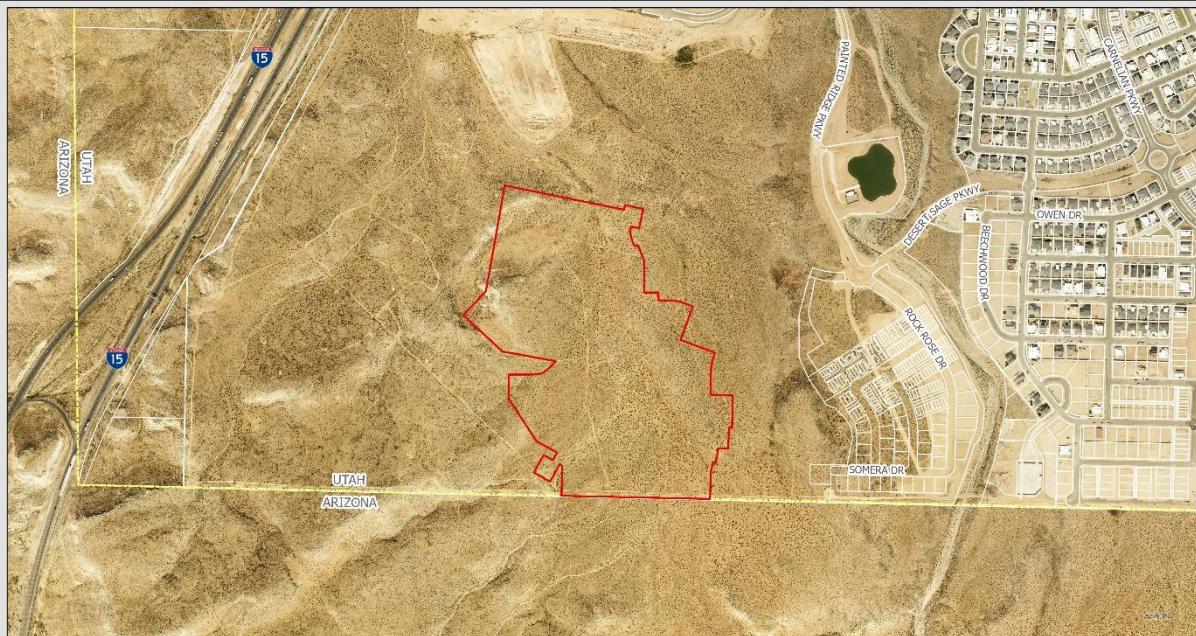
# Materials Board





## PLANNING COMMISSION AGENDA REPORT: 02/10/2026

<b>SAGE HAVEN PHASES 22-33</b> Planned Development Amendment (Case No. 2026-PDA-002)		
<b>Request:</b>	Consider a PD Amendment to the Desert Color PD-R to develop the next phase of Sage Haven (more particularly known as Sage Haven Phases 22-33) in Desert Color development. Sage Haven was initially approved in 2021, and subsequent phases have been approved since.	
<b>Applicant:</b>	Desert Color St. George, LLC	
<b>Representative:</b>	Bob Hermanson	
<b>Location:</b>	Generally located southwest of Painted Ridge Parkway, west of Desert Sage Parkway and just west of the previously approved Sage Haven phases.	
<b>Existing Zone:</b>	PD-R – TNZ (NG & NE) (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General & Neighborhood Edge).	
<b>Surrounding Zoning:</b>	North	PD-R (Planned Development Residential)
	South	Arizona
	East	PD-R (Planned Development Residential)
	West	PD-R (Planned Development Residential)
<b>Land Area:</b>	Approximately 58.68 acres	



SAGE HAVEN PHASES 22-33

0 362.5 725 1,450 2,175 2,900 Feet



**Background:**

Desert Color development started in the Resort area and moved to the south and west. Auburn Hills was the next phase to the south of the resort with Sage Haven south of Desert Sage Pkwy on the south end of Auburn Hills. In 2021, the first phases of Sage Haven were approved, and construction many buildings have been occupied since. With construction well underway in all of these areas, Desert Color is seeking approval for the next several phases of Sage Haven.

All of the townhome units (149 in total) and a majority of the single-family units (91) will be in the NG (Neighborhood General) zone of the PD-R with 20 of the single-family units in the NE (Neighborhood Edge) zone. Neighborhood General tends to be smaller lots or multifamily while Neighborhood Edge are typically slightly larger lots and single-family. Of the 260 units in this pod, 91 will be single family and 149 will be multi-family townhomes. As a total for these phases, this mix isn't compliant with the requirement for 50% single-family homes, but as a running total for Sage Haven, 56% are currently single-family factoring the numbers from this application. There is also an open area that the developer is showing as future multi-family development. These will have to be designed and submitted to the city for approval in the future prior to development.

As has been stated in previous applications, Planning Commission is not reviewing the single-family portion of this application, but staff wanted to provide the context of what was happening with this pod. The applicant is introducing a new product but is also proposing to use much of the same style of units that were approved and are currently under construction in other phases of Desert Color.

Finally, the applicant has provided a layout with the type of buildings and the builders of the multi-family product (see attached color layout of multi-family area). The blue area in the north-west of the site will be reviewed in the future.

The development standards for TNZ-NG zones are as follows:

- 1. Pattern of development.** The pattern of development is required to follow the Traditional Neighborhood Zone (TNZ) guidelines found in Chapter 7H of the Zoning Regulations. In Section 7H-1-A-2 of the Zoning Regulations, it suggests the traditional block design to be used for the pattern of development. The traditional block design uses a grid street pattern. This plan has, to the greatest extent possible, given topography, property lines, acreage, etc., used a grid pattern. The traditional block design also includes street cross-sections that promote pedestrian activity. The plan makes use of streets, alleys, and pedestrian walkways for access. The street cross-sections found in the preliminary plat depict pedestrian friendly corridors. Sidewalks will connect each building and unit to the rights-of-way.

2. **Civic Space.** A portion (approximately 50 acres) of the proposed phases is in the TNZ-NG zone requires that 5% be dedicated to civic space. The zone plan also allows the required civic space to be spread out through the overall neighborhood, in this case, Sage Haven. These particular phases show civic space in the center of the project and along the southern boundary. As a whole, Sage haven is showing approximately 10% dedicated to civic space.
3. **Parking.** The parking requirement for single-family homes is two spaces per unit, which each unit will be required to meet. The parking requirements for Desert Color multi-family vary depending on the number of bedrooms with a maximum requirement of two spaces per unit. Each of the units in the development will have a two-car garage. Some will have additional parking in the form of a driveway. In addition, guest parking for the townhomes needs to be provided at a rate of one stall for every five units. That would yield a requirement of 30 stalls for guest parking. The Desert Color zone plan also allows on-street parking to be counted toward guest parking. The development shows a total of 34 off-street stalls scattered throughout the multi-family development which will accommodate the townhome development. On street parking may also be counted but is not being proposed at this time.
4. **Building and Streetscapes.** Within the multi-family portion of the property, the applicant is proposing 40 multi-family buildings equaling 149 units. Some of the buildings proposed will be either the Desert Territorial, Modern or Cottage options that were previously approved in other phases of Sage haven. All buildings will face the public right-of-way or civic space as is required in Desert Color. The Desert Color DRC has approved of the elevations of the proposed buildings.

There are several architectural guidelines that these units must follow. These items, found in section 3.5 of the zone plan are:

- a. **Guideline A.** Each building that is greater than one story must have a clear delineation between the levels. The proposed buildings all delineate the floor boundaries. Each building is also required to use high quality materials such as brick, stone, stucco, cement clapboard siding or similar materials. The proposed buildings satisfy this guideline.
- b. **Guideline B.** No building can be twice the height of the building adjacent to it or across the street. The proposed buildings will be situated to meet this requirement.
- c. **Guideline C.** All of the proposed units are required to have a prominent entryway through the use of a porch, stoop or similar feature. All units will have a raised entryway such as a porch or stoop or similar feature. Each entryway is clearly defined.

- d. **Guideline D.** The streetscape will be required to adhere to Section 3.2, Local and Collector Street Cross Section standards found in the Desert Color Zoning Plan. Additionally, signage and street lighting is outlined in this section.
- e. **Guideline E.** Walls and Fencing. Walls and fencing are not proposed at this time.
- f. **Guideline F.** The applicant is not proposing any accessory structures in this phase of the development though the single-family units may be allowed accessory structures as they develop.
- g. **Guideline G.** The landscape standards require a 15' wide landscape strip along the right-of-way of any property facing a public street unless it is occupied by a building, driveway, etc. City code requires that five years after planting, all landscape areas are at least 50% covered with foliage of shrubs, grass and live-vegetative ground cover. A detailed landscape plan will be submitted with the construction drawings.

5. **Lighting.** The lighting for these phases will be required to be night-sky friendly fixtures. Pedestrian level lighting is strongly encouraged. A lighting plan has not been submitted with these plans, but staff will ensure that the lighting meets the standards during the site plan process.

**Recommendation:**

Staff recommend approval of this PD Amendment with the following comments and conditions:

1. That all civic space required will be met per the zone plan.

**Alternatives:**

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed PD amendment to a later date.

**Possible Motion:**

"I move that we forward a positive recommendation to the City Council for the PD amendment for Sage Haven Phases 22-33 as presented, case no. 2025-PDA-002 based on the findings and subject to the conditions listed in the staff report."

**Findings for Approval:**

1. The proposed PD amendment is consistent with the Desert Color PD-R zone plan and applicable development standards.
2. The layout follows the Traditional Neighborhood Zone pattern, including street connectivity, block design, and pedestrian access.
3. Required civic space is provided and meets the minimum percentage when considered as part of the overall Sage Haven development.

4. The proposed residential mix is consistent with the approved Sage Haven phasing and complies with zone plan requirements when evaluated cumulatively.
5. Building design, orientation, parking, and streetscape standards are consistent with previously approved phases and the Desert Color design guidelines.



**Bush and Gudgell, Inc.**  
**Engineers • Planners • Surveyors**  
[www.bushandgudgell.com](http://www.bushandgudgell.com)

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January 20, 2026

St George City  
Planning and Zoning Department  
175 North 200 East  
St George, UT

Re: Sage Haven Phases 22-33 – PD Zone Amendment Application

To whom it may concern:

We are submitting this Planned Development-Residential Zone Amendment application to provide the details of the development of Sage Haven Phases 22-33 in Desert Color in St. George. This land lies west of the first phases of Sage Haven, north of Utah/Arizona border. These phases will have areas of single-family residences along with areas of multifamily residences. The Preliminary Plat associated with this PD Zone Amendment application will have twelve phases (22-33), but this Zone Amendment application covers phases 22, 23, 24, 27, 30 and 32. Those are the phases that have attached product and require a PD Zone Amendment.

The site has been thoughtfully designed with topography in mind to complement the existing and developing areas in Desert Color.

Please see the attached maps.

We greatly appreciate your consideration.

Sincerely,  
Bush and Gudgell, Inc.

A handwritten signature in black ink, appearing to read 'Bob Hermandson'.

Bob Hermandson  
President

**EXHIBIT A**

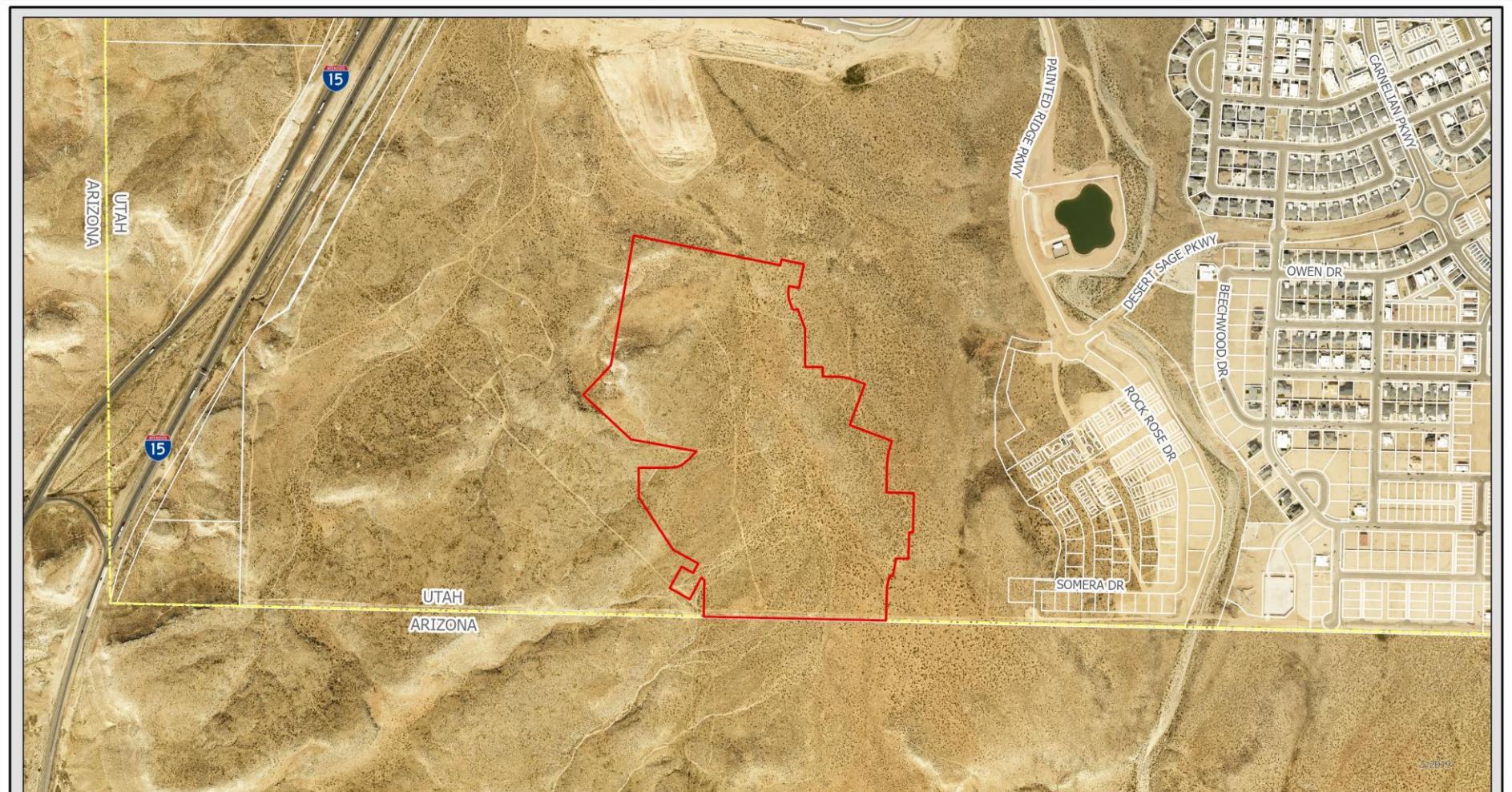
**POWER POINT PRESENTATION**

# SAGE HAVEN PHASES 22-33

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2026-GPA-002

# AERIAL MAP

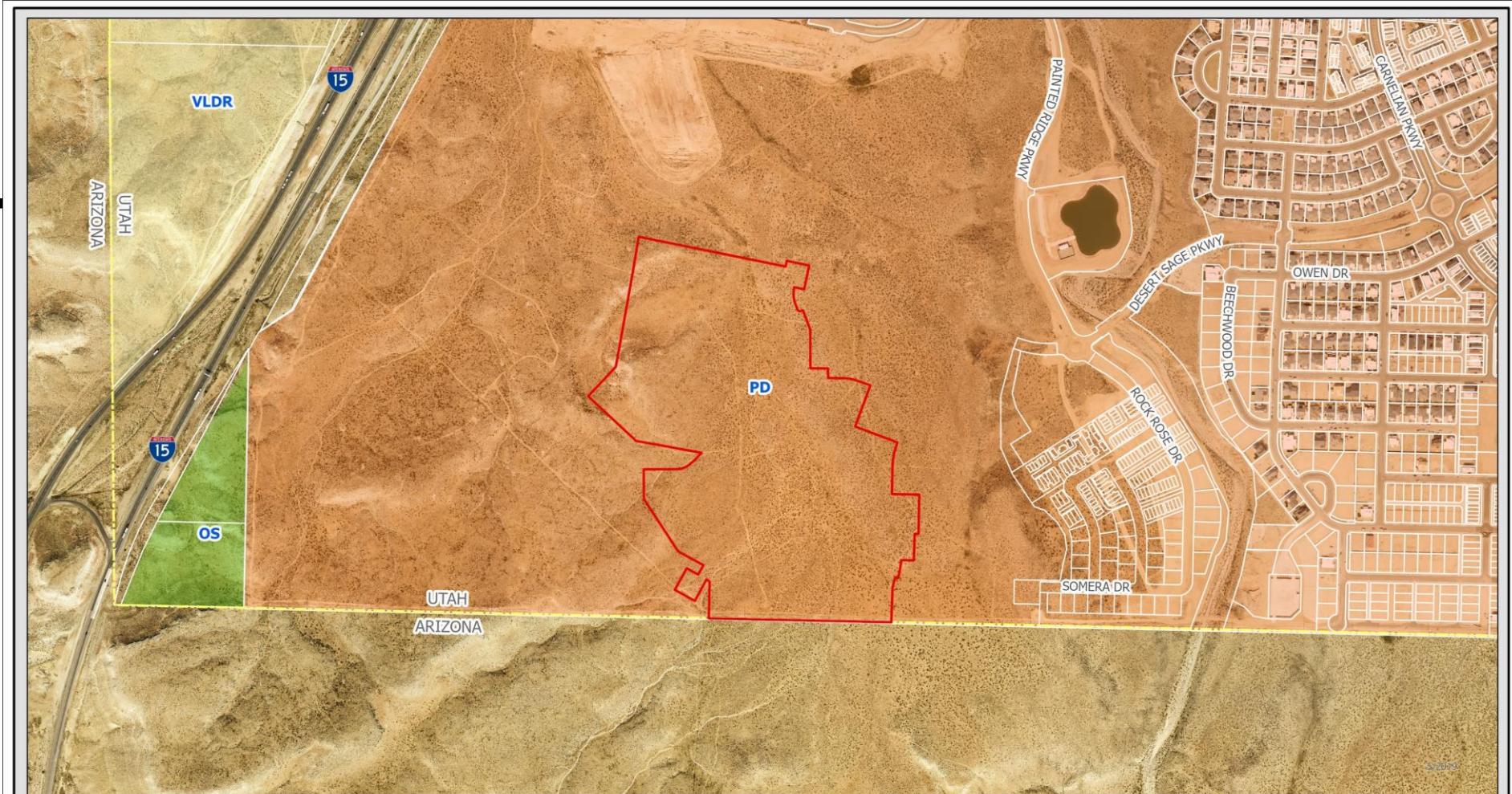


**SAGE HAVEN PHASES 22-33**

0 362.5 725 1,450 2,175 2,900 Feet



# LAND USE MAP

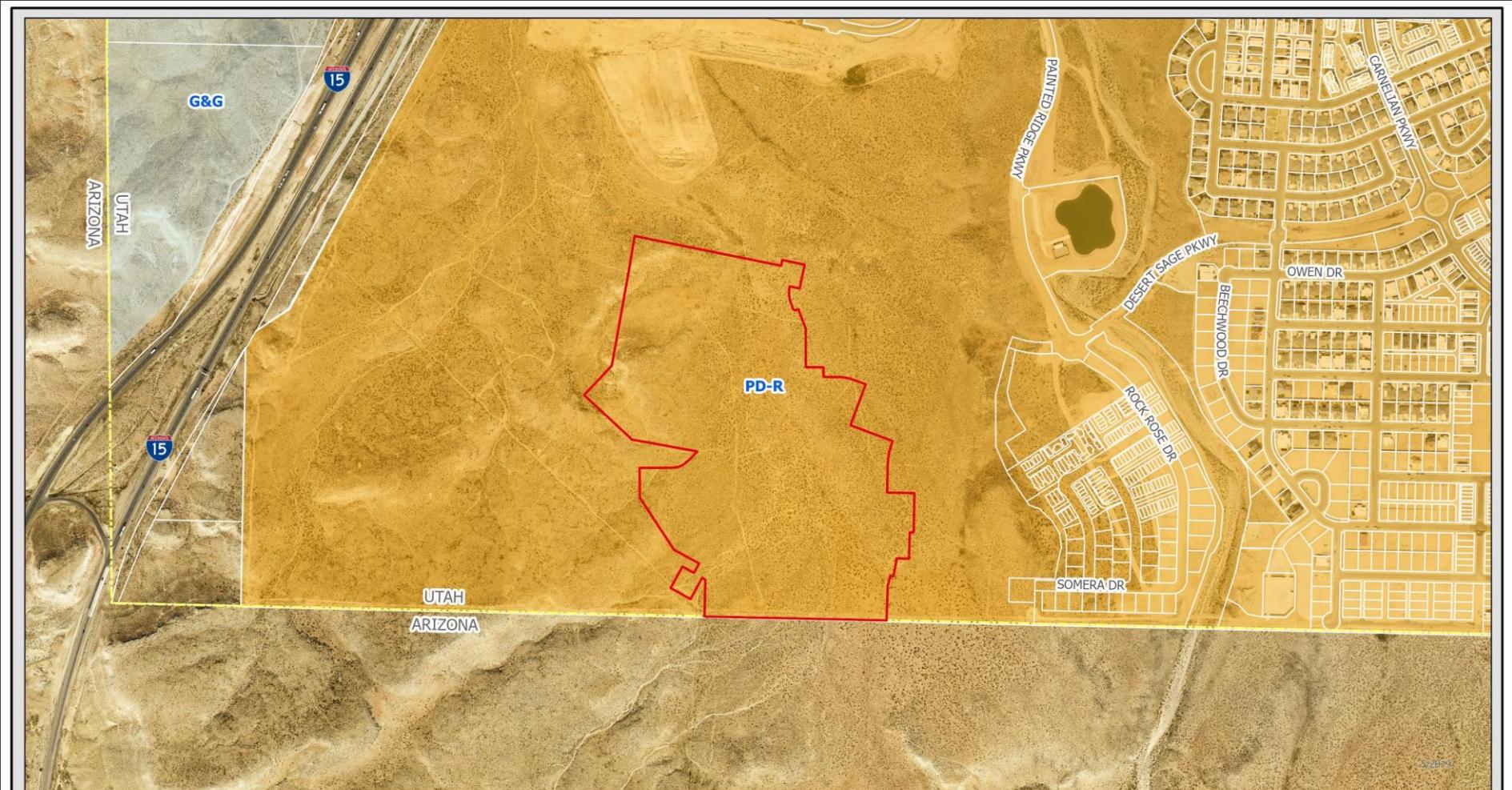


**SAGE HAVEN PHASES 22-33**

0 362.5 725 1,450 2,175 2,900  
Feet



# ZONING MAP

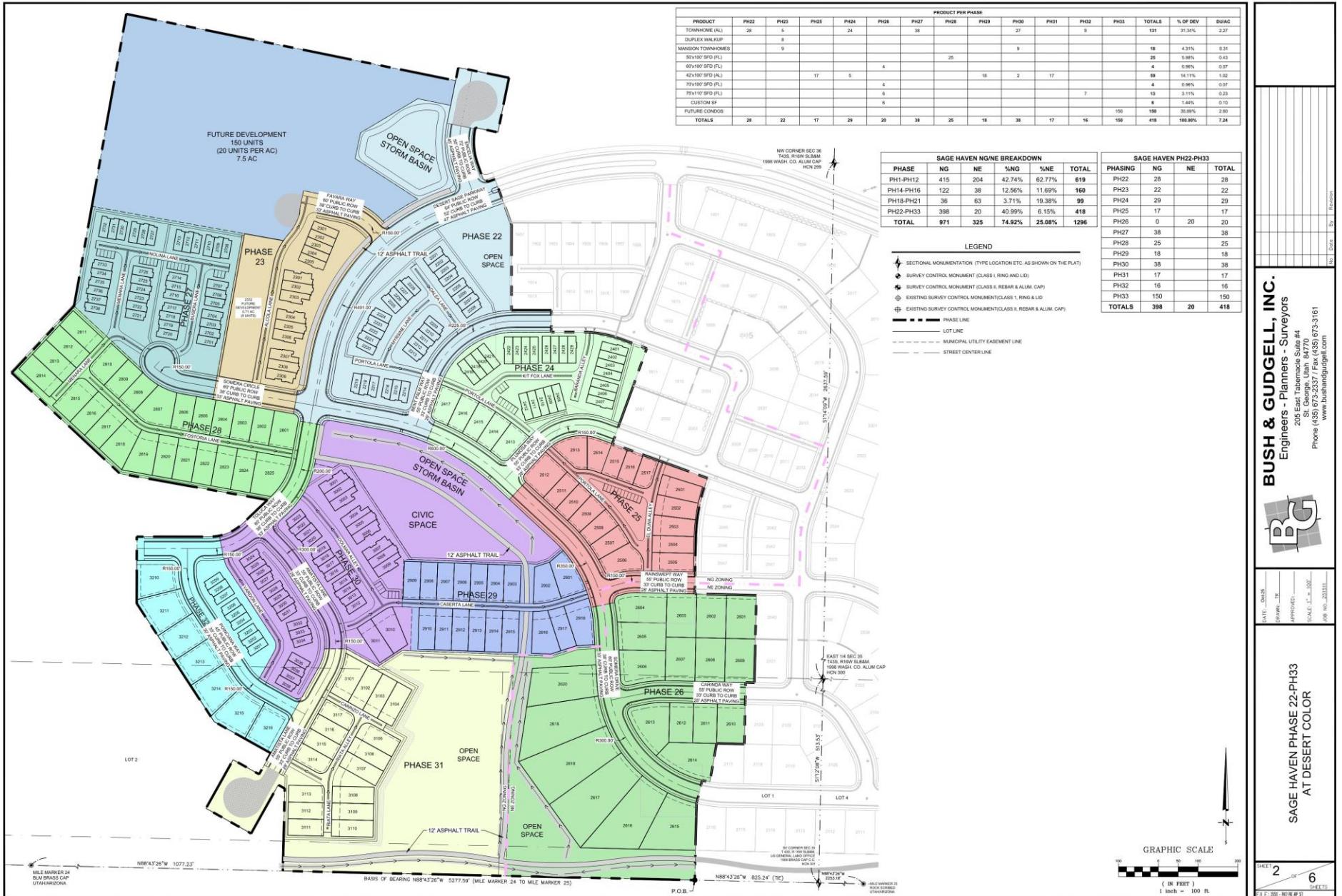


**SAGE HAVEN PHASES 22-33**

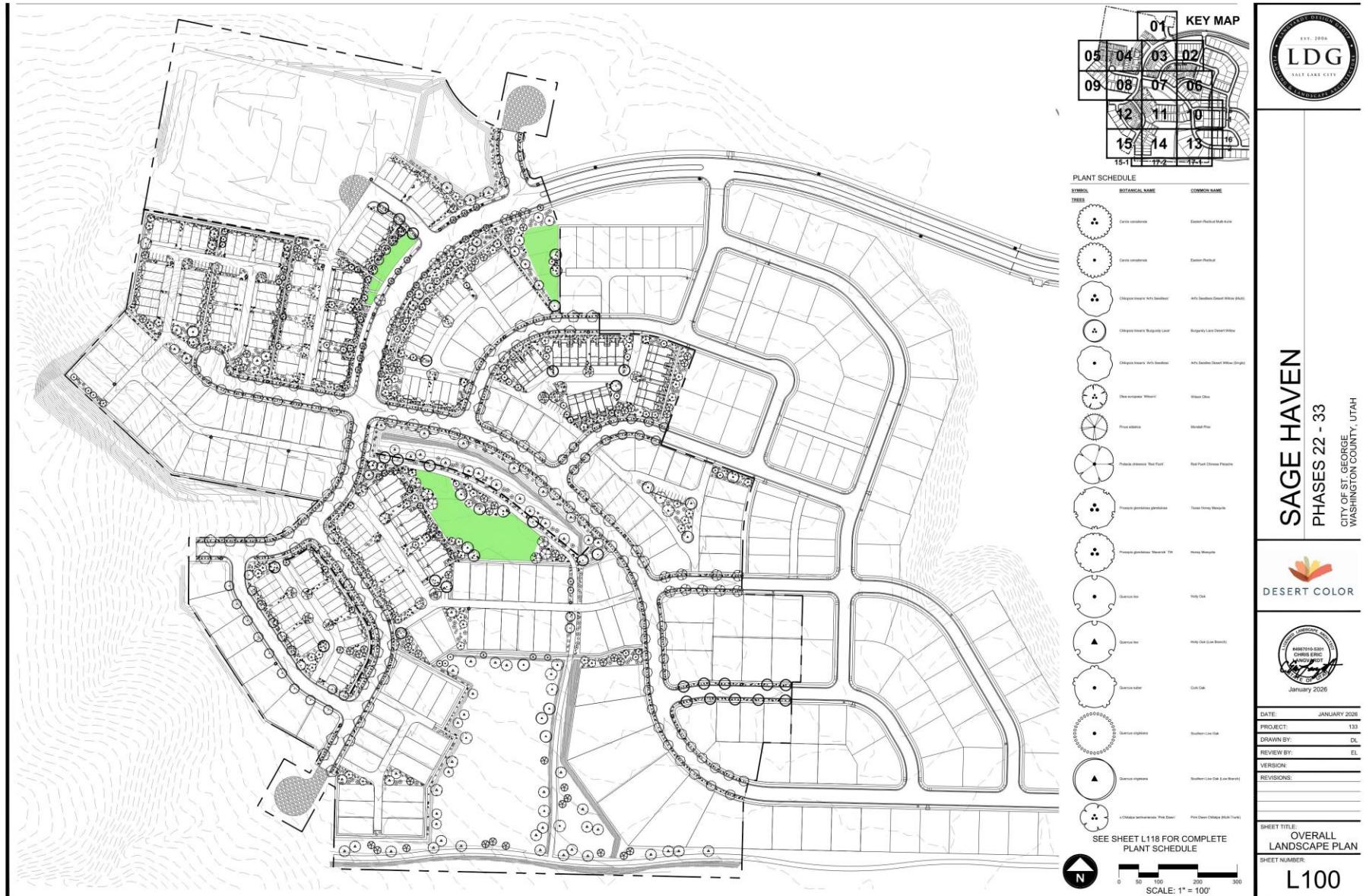
0 362.5 725 1,450 2,175 2,900 Feet



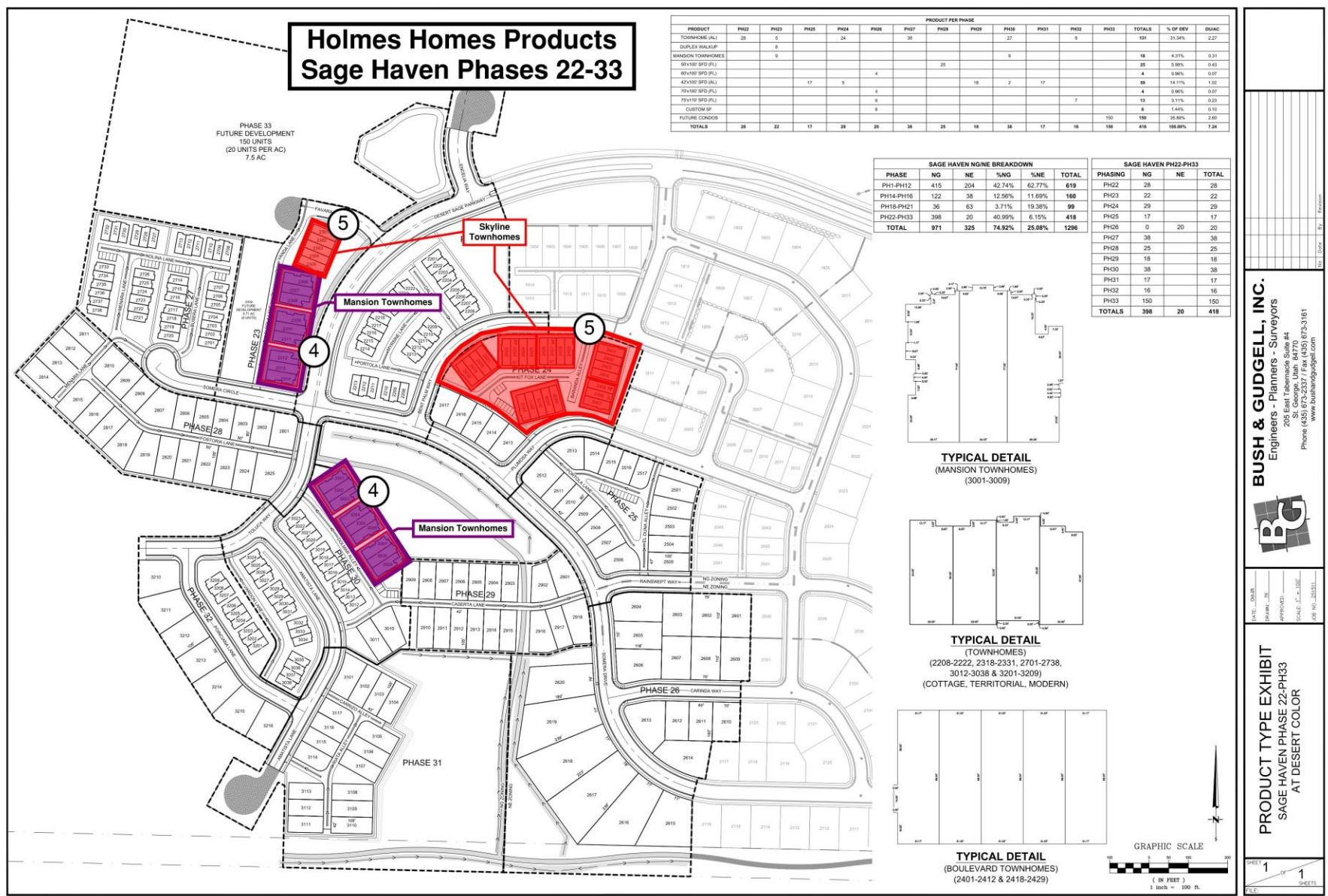
# SITE LAYOUT



# LANDSCAPE PLAN



# HOLMES LAYOUT



**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors

265 First Street Suite 44  
St. George, Utah 84770  
Phone 435.672-2337 / Fax (435) 677-3161  
www.bushandgudgel.com



# HOLMES TOWNHOMES

4



ANTIGUA - REV.  
ELEVATION C Ref: A2.0A-R



ANTIGUA  
ELEVATION C Ref: A2.0A



Desert Color  
The Mansions  
(Type 4 - 3 Plex Desert Modern)



11211 Gold Country Blvd, Suite 101  
Gardena, CA 90248  
(310) 941-0999

3-PLEX DESERT MODERN  
CL-3.0



STATE OF UTAH

PLAT OF: HOLMES TOWNHOMES

RECORDING NO. 201802545374

HOLMES  
TOWNHOMES

126 San Luis Drive, Ste. 250  
Sandy, UT 84070  
801 572 6383

Desert Color  
The Mansions  
(Type 4 - 3 Plex Desert Modern)



11211 Gold Country Blvd, Suite 101  
Gardena, CA 90248  
(310) 941-0999

DRAWN BY: PEGGY CHEESE  
ELEVATION CLUSTER  
RIGHT & LEFT

3-PLEX DESERT MODERN  
CL-3.0

# HOLMES TOWNHOMES



# HOLMES TOWNHOMES

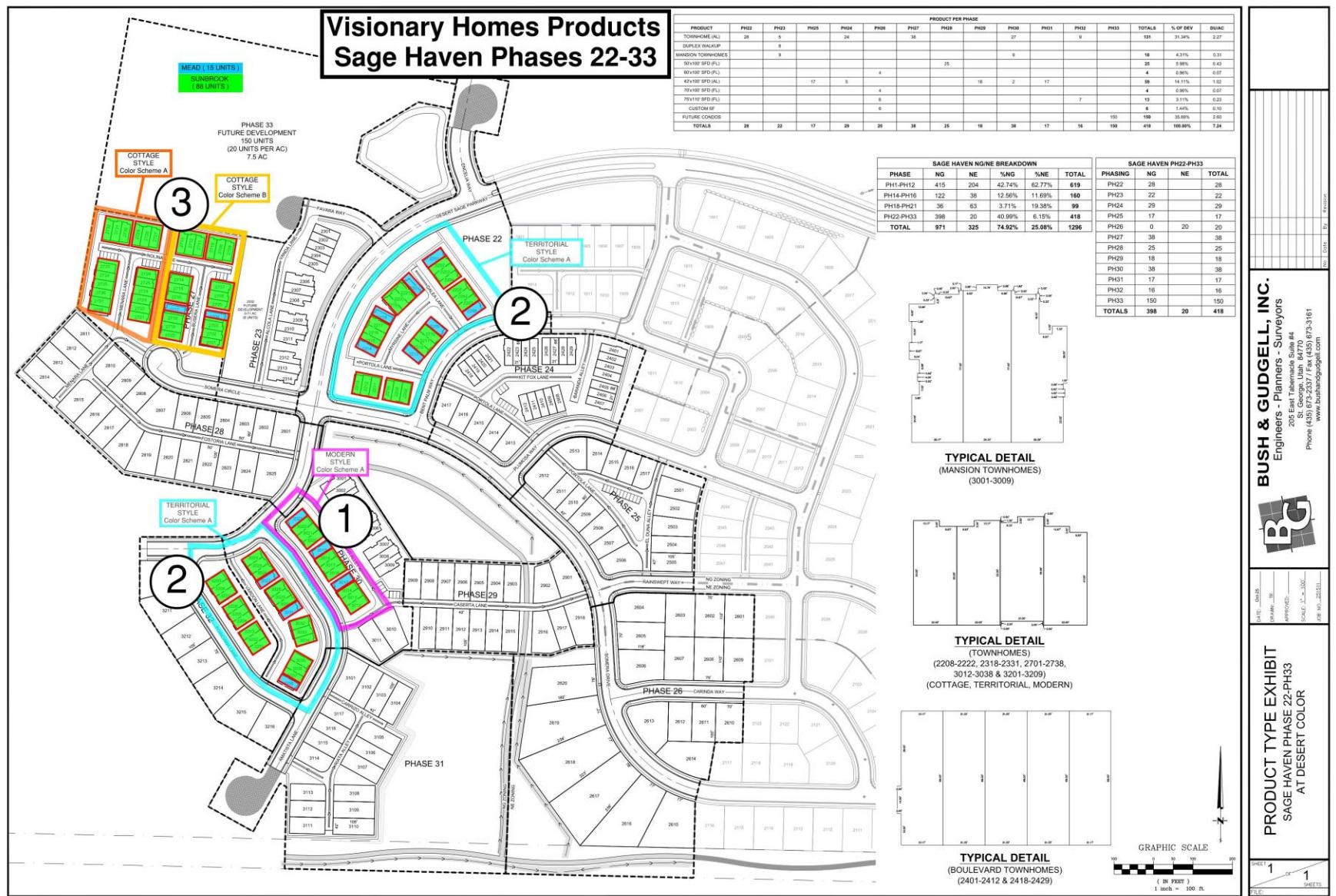


# HOLMES TOWNHOMES

5



# VISIONARY LAYOUT



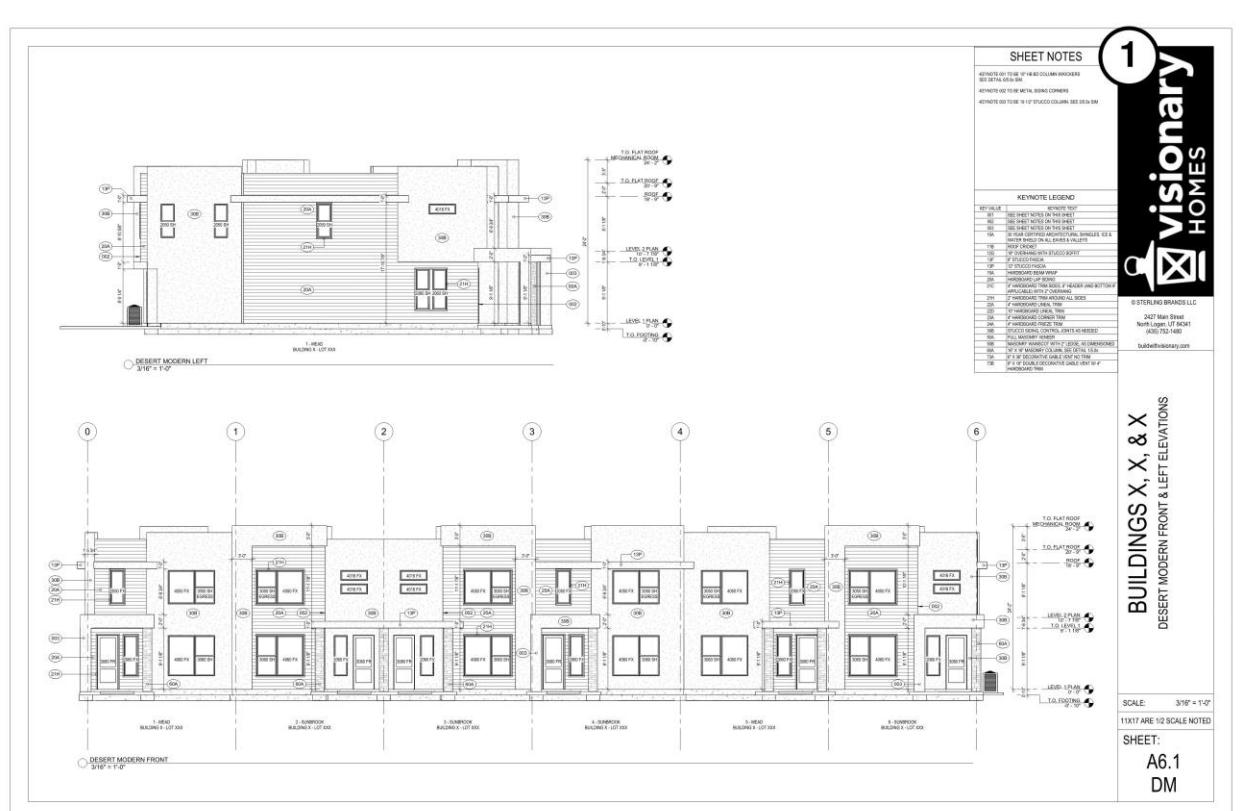
# VISIONARY TOWNHOMES



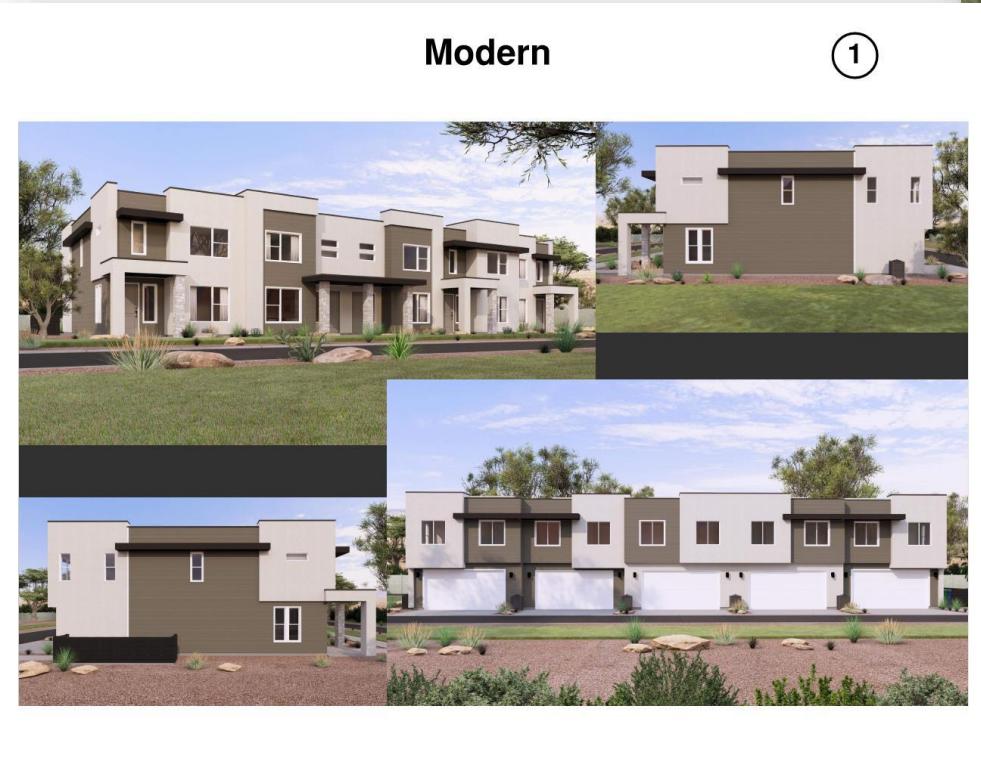
# BUILDINGS X, X, & X

DESERT MODERN PERSPECTIVE VIEWS

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Checked By: Check  
Scale:  
**SHEET:**  
**A6.0**  
**DM**



# VISIONARY TOWNHOMES



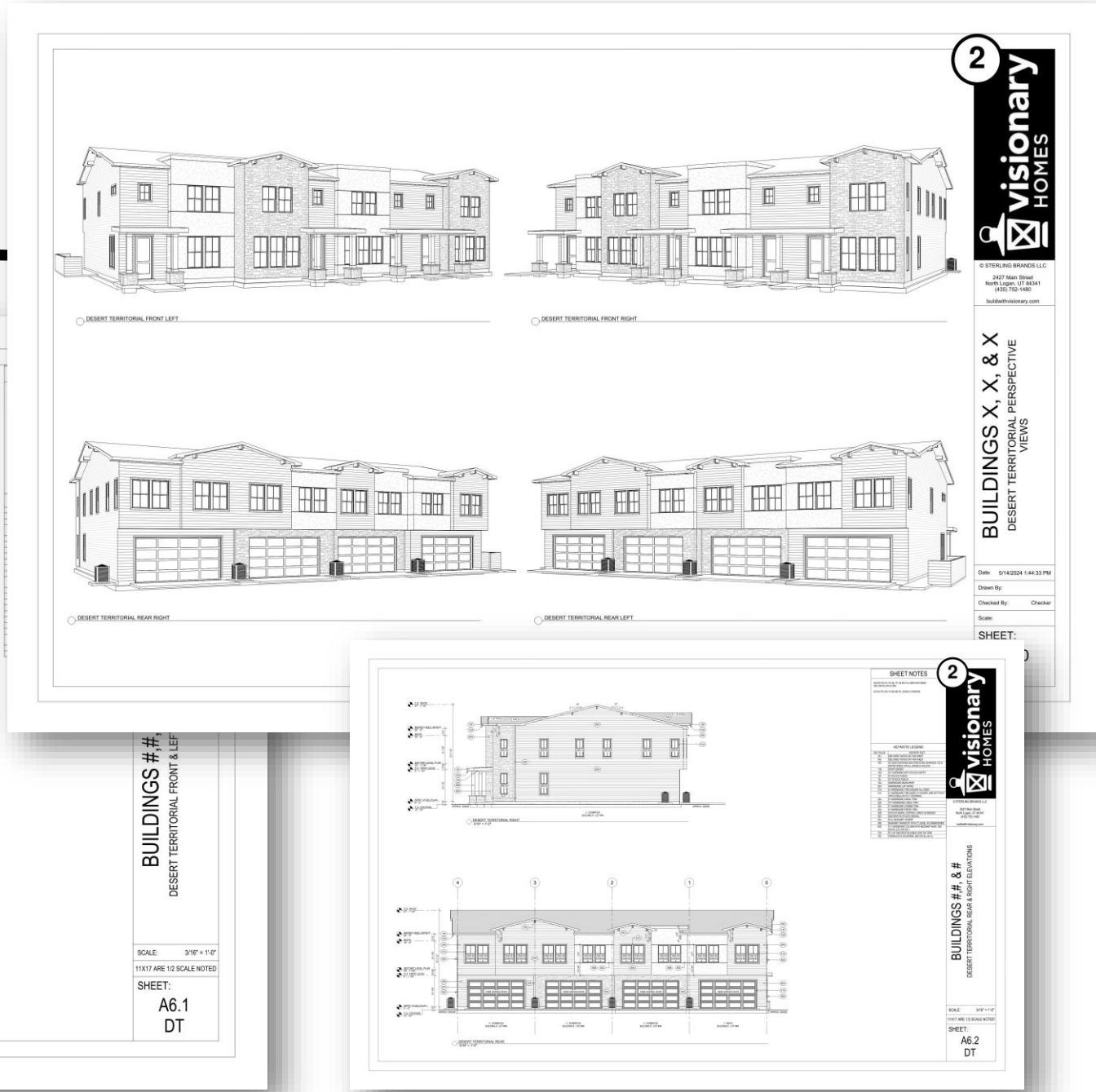
①



Modern

①

# VISIONARY TOWNHOMES



# VISIONARY TOWNHOMES



SAH Townhomes Territorial Color Scheme A



2

# VISIONARY TOWNHOMES



# VISIONARY TOWNHOMES



Sage Haven Townhomes Cottage Scheme A

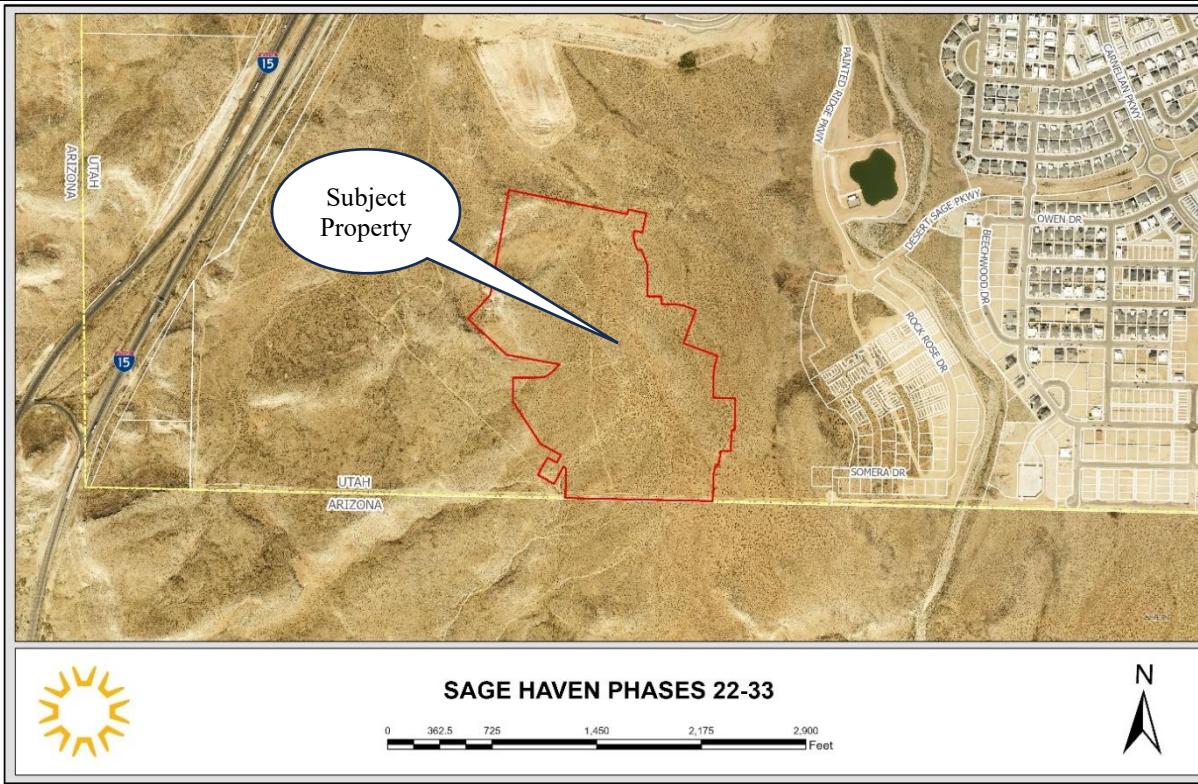
3





PLANNING COMMISSION AGENDA REPORT: 02/10/2026

<b>Sage Haven Phases 22-33</b> Preliminary Plat (Case No. 2025-PP-037)	
<b>Request:</b>	This is a request for Preliminary Plat for a 260-unit townhome and single-family subdivision to accompany a PD amendment on the same property.
<b>Applicant:</b>	Desert Color St George, LLC
<b>Representative:</b>	Bob Hermanson
<b>Location:</b>	Generally located southwest of Painted Ridge Parkway, west of Desert Sage Parkway and just west of the previously approved Sage Haven phases.
<b>General Plan:</b>	PD (Planned Development)
<b>Existing Zoning:</b>	PD-R – TNZ (NG & NE) (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General & Neighborhood Edge).
<b>Surrounding Zoning:</b>	North PD-R – TNZ (NG & NE)
	South Arizona
	East PD-R – TNZ (NG & NE)
	West PD-R – TNZ (NG & NE)
<b>Land Area:</b>	Approximately 58.68



**BACKGROUND:**

The subject property is currently zoned PD-R – TNZ (NG & NE) (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General & Neighborhood Edge). This plat request is accompanied by a request to amend the existing Planned Development (PD) on the property. The PD-R designation allows a variety of lot sizes and housing types. The preliminary plat depicts 149 townhome units, 91 single-family lots and a large 7.5-acre lot for future development. Phase 23 will add other units in the future as well, but it is a small 0.71-acre site.

The preliminary plat will allow the applicant to create lots for the development which will in turn allow the sale of lots and townhomes. The plat also designates open/civic space and amenity areas as well as roads to be dedicated to the city.

**RECOMMENDATION:**

Staff recommends approval of this preliminary plat with the following conditions:

1. That a final plat is recorded with each phase in compliance with Title 10, chapter 25 of the St. George municipal code.
2. That the PD amendment associated with this plat is approved. If the PD amendment is not approved, this plat will be considered null and void.

**ALTERNATIVES:**

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

**POSSIBLE MOTION:**

“I move that we approve the Sage Haven Phases 22-33 Preliminary Plat request, application number 2025-PP-037, based on the findings and subject to the conditions noted in the staff report.”

**FINDINGS FOR APPROVAL:**

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size and frontage requirements found in Section 10-8B-2.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

## **EXHIBIT A**

### **PowerPoint Presentation**



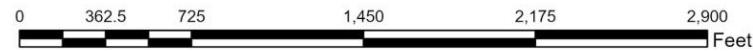
# Sage Haven Phases 22-33

2025-PP-037

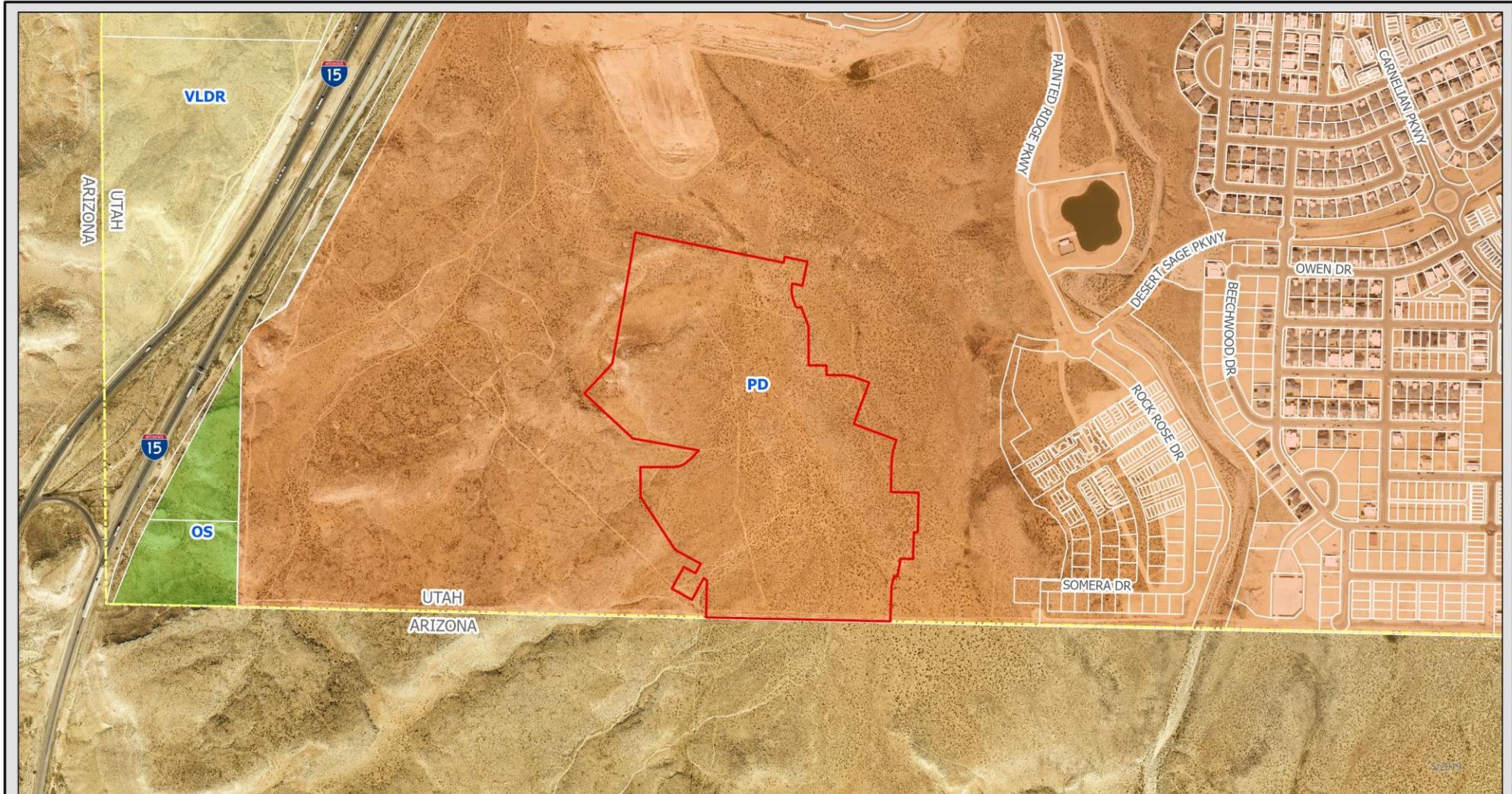
# Aerial Map



## SAGE HAVEN PHASES 22-33



# Land Use Map

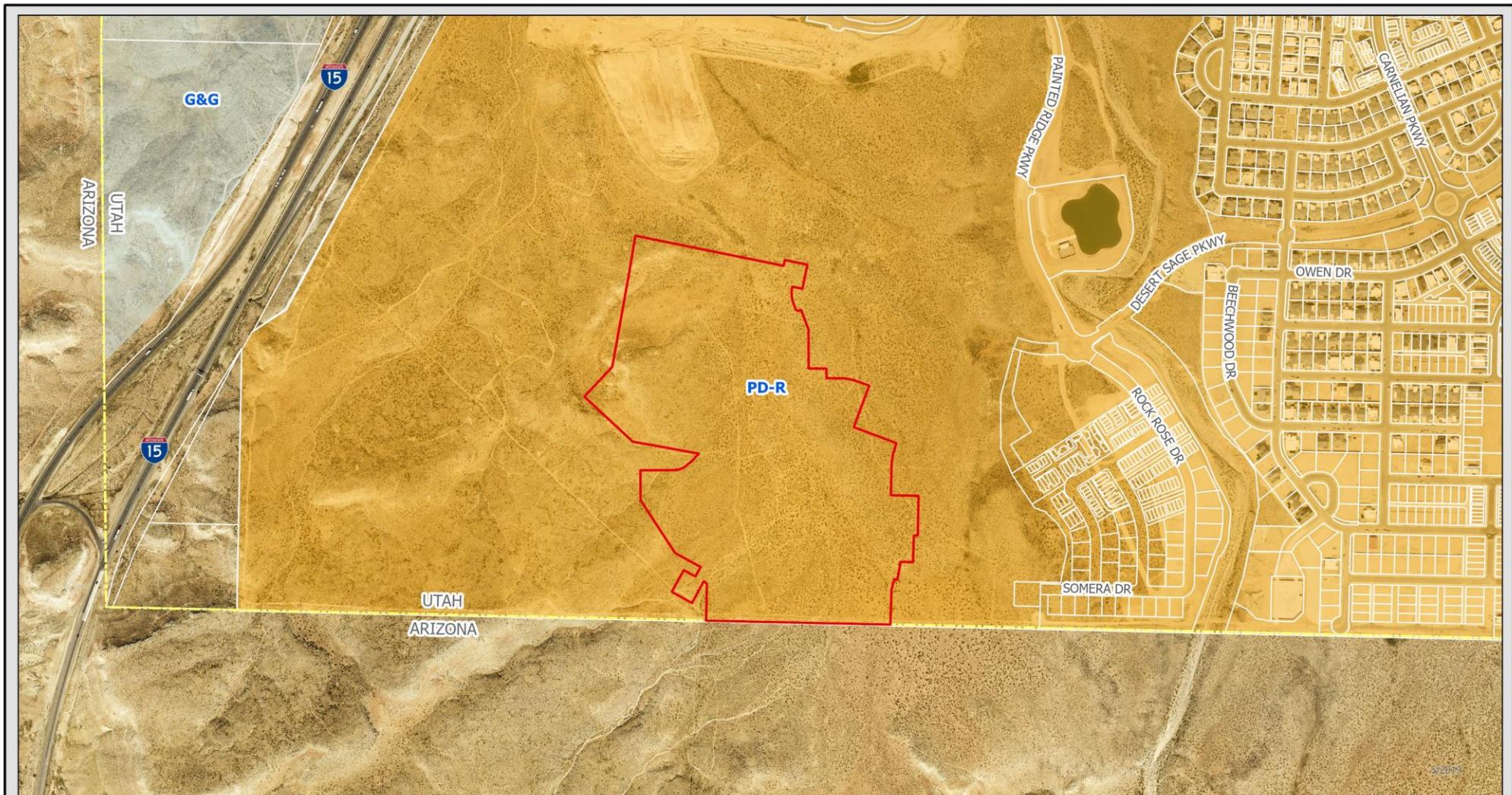


**SAGE HAVEN PHASES 22-33**

0 362.5 725 1,450 2,175 2,900 Feet



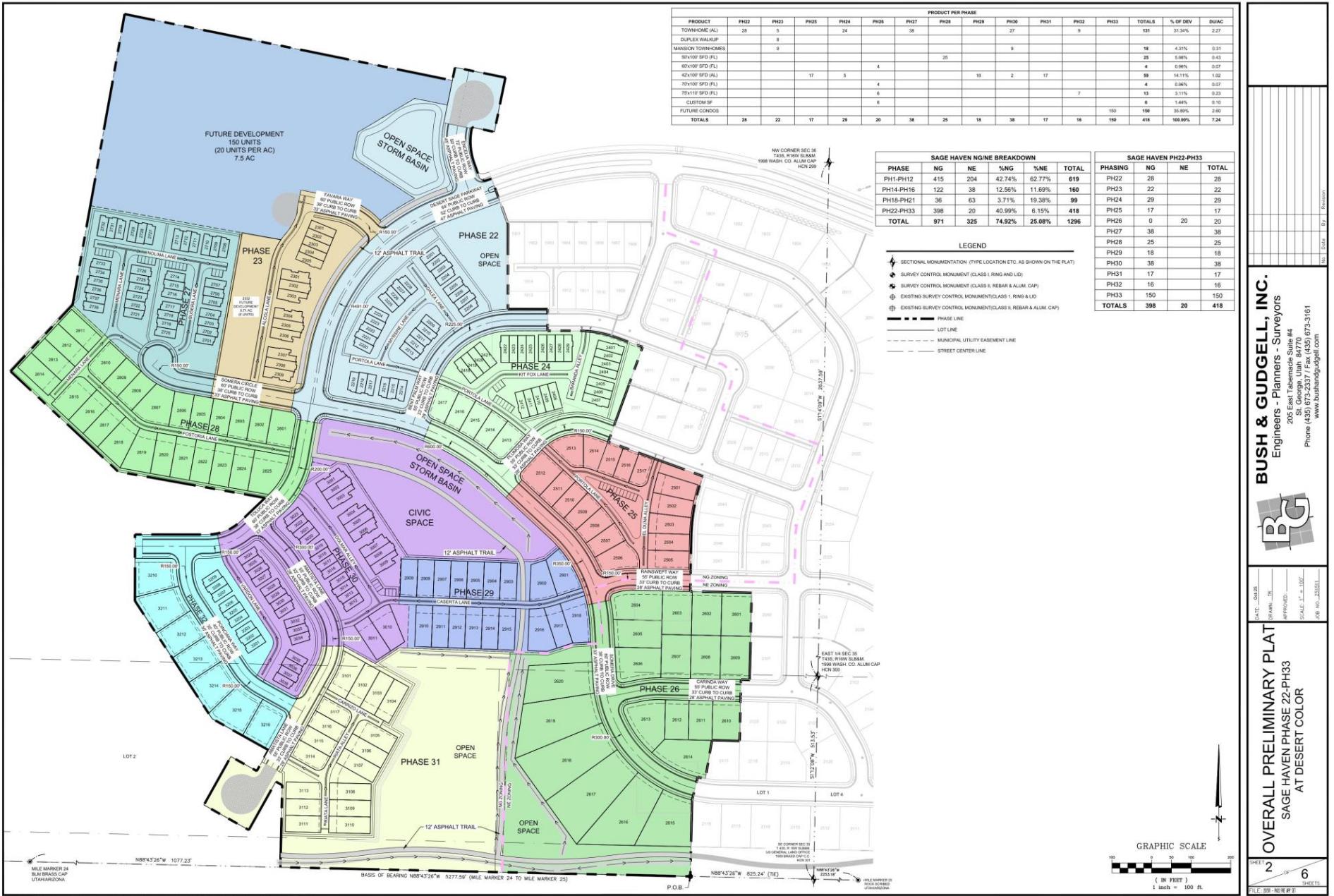
# Zoning Map



## SAGE HAVEN PHASES 22-33



# Proposed Plat



**BUSH & GUDGELL, INC.**

Engineers - Planners - Surveyors

205 East Tabernacle Suite 44  
St. George, Utah 84770 Fax (435) 673-2337  
Phone (435) 673-3161  
www.bushandgudgell.com

Overall Preliminary Plat  
SAGE HAVEN PHASE 22-PH33  
AT DESERT COLOR

Sheet 2 of 6



# St. George

Community Development

**ITEM 8**

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: **02/10/2026**

<b>Southgate Hills Phase 6</b> Preliminary Plat (Case No. 2025-PP-040)		
<b>Request:</b>	This is a request for a Preliminary Plat for a 15 lot, single-family subdivision on approximately 7.34 acres.	
<b>Applicant:</b>	American Consulting & Engineering	
<b>Representative:</b>	Tony Carter	
<b>Location:</b>	Generally located north of Sir Monte Drive and east of Rolling Hills Drive.	
<b>General Plan:</b>	LDR (Low Density Residential) and OS (Open Space)	
<b>Existing Zoning:</b>	R-1-10 (Single Family Residential, 10,000 SF minimum)	
<b>Surrounding Zoning:</b>	North	R-1-10 (Single Family Residential, 10,000 SF minimum)
	South	OS (Open Space)
	East	R-1-10 (Single Family Residential, 10,000 SF minimum)
	West	R-1-10 (Single Family Residential, 10,000 SF minimum)
<b>Land Area:</b>	Approximately 7.34 acres	



**BACKGROUND:**

The City Council previously approved the Southgate Hills Phase 6 final plat on December 7, 2006. The approved final plat, which has since expired, consisted of 15 single-family lots, with Sir Monte Drive on the south and Windsor Drive continuing through the phase. The proposed Preliminary Plat consists of 15 very similar single-family lots on 7.34 acres, which equates to approximately 2.05 dwelling units per acre. The smallest lot is proposed to be approximately 12,928 square feet, and the largest lot is proposed to be approximately 20,291 square feet. The subject property is currently zoned R-1-10 (Single Family Residential, 10,000 SF minimum).

**RECOMMENDATION:**

Staff recommends approval of this preliminary plat with the following conditions:

1. That a final plat is recorded with each phase in compliance with Title 10, chapter 25 of the St. George municipal code.
2. That all retaining walls meet the standards found in sections 10-18 and 10-18A of City Code.
3. That grading around the existing power poles located in the median on Sir Monte Drive meet St. George Energy Services standards.
4. That the applicant continues to work with the Water Services Department in regard to pump station size, layout, and location.

**ALTERNATIVES:**

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

**POSSIBLE MOTION:**

“I move that we approve the Southgate Hills Phase 6 Preliminary Plat request, application number 2025-PP-040, based on the findings and subject to the condition noted in the staff report.”

**FINDINGS FOR APPROVAL:**

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size requirements found in Section 10-7B-3.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

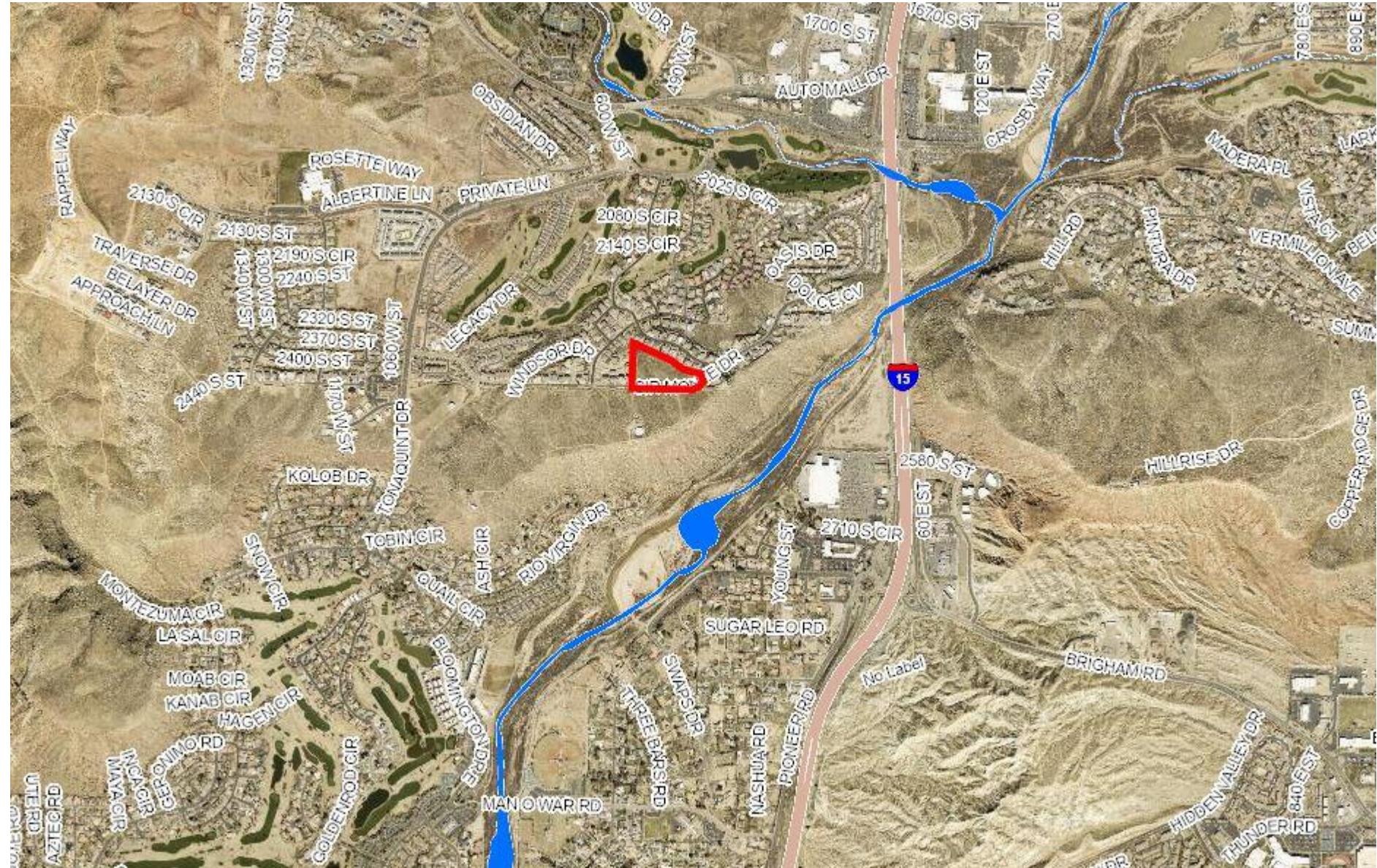
**EXHIBIT A**  
**PowerPoint Presentation**



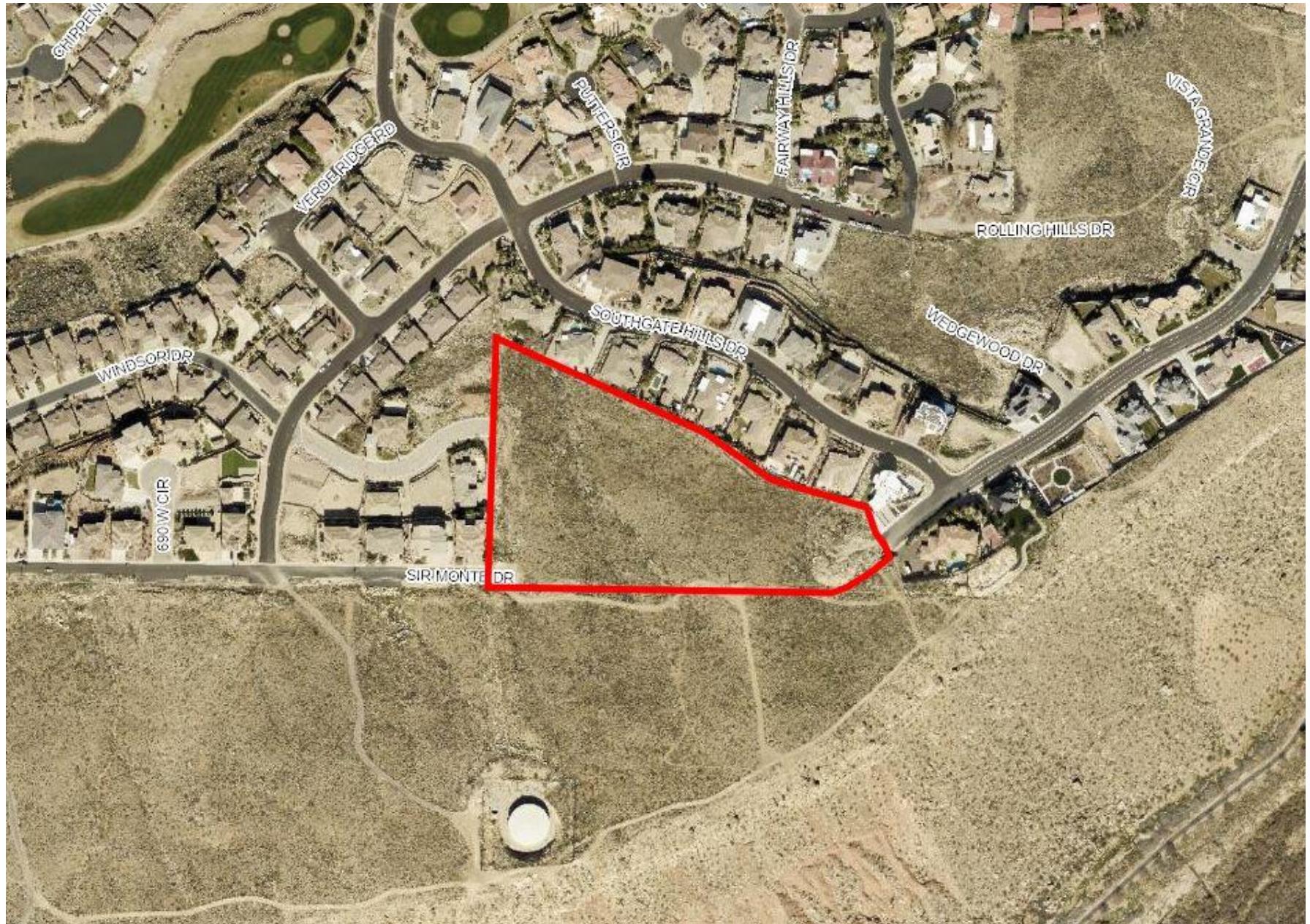
# Southgate Hills Phase 6 Preliminary Plat

2025-PP-040

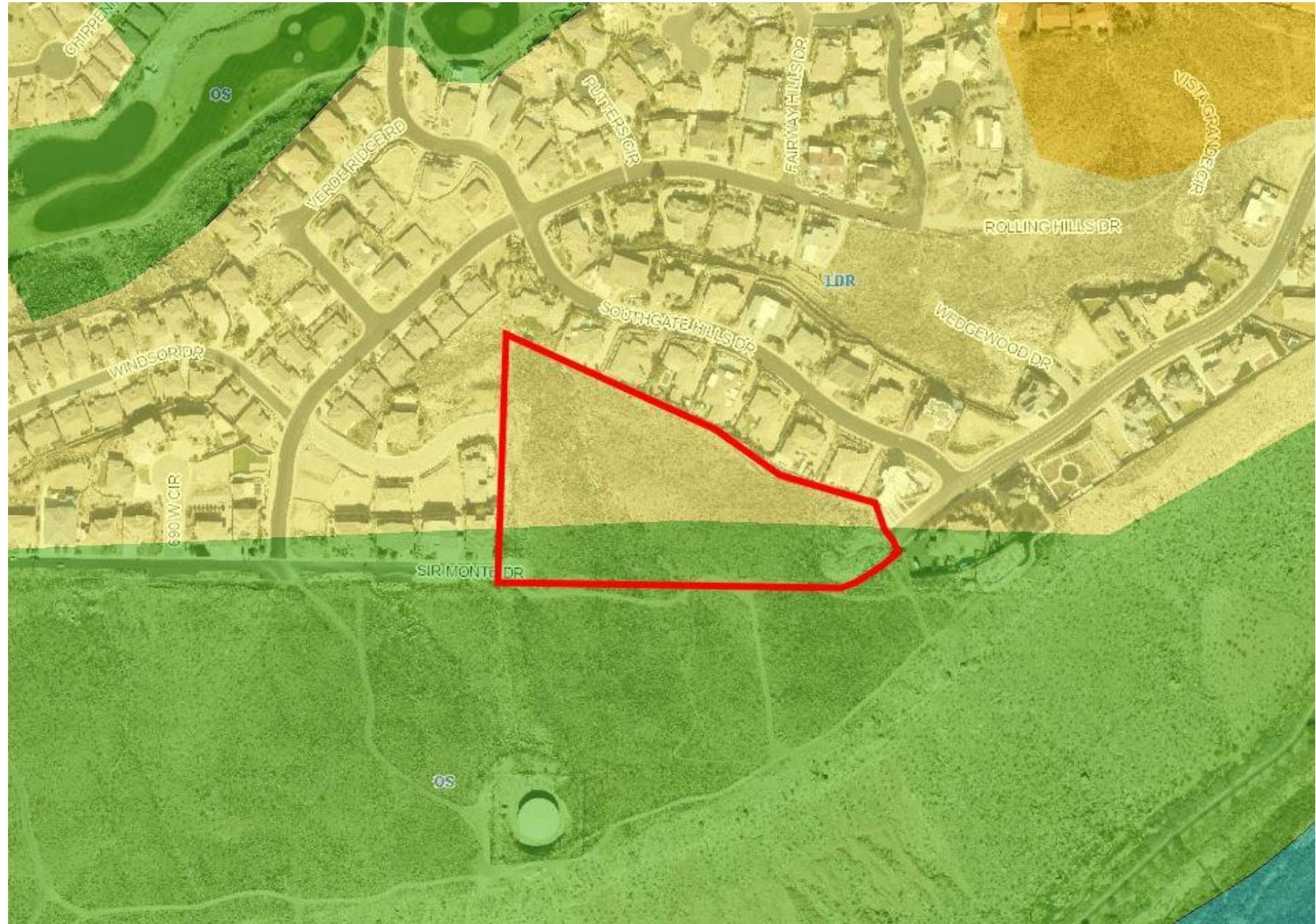
# Vicinity Map



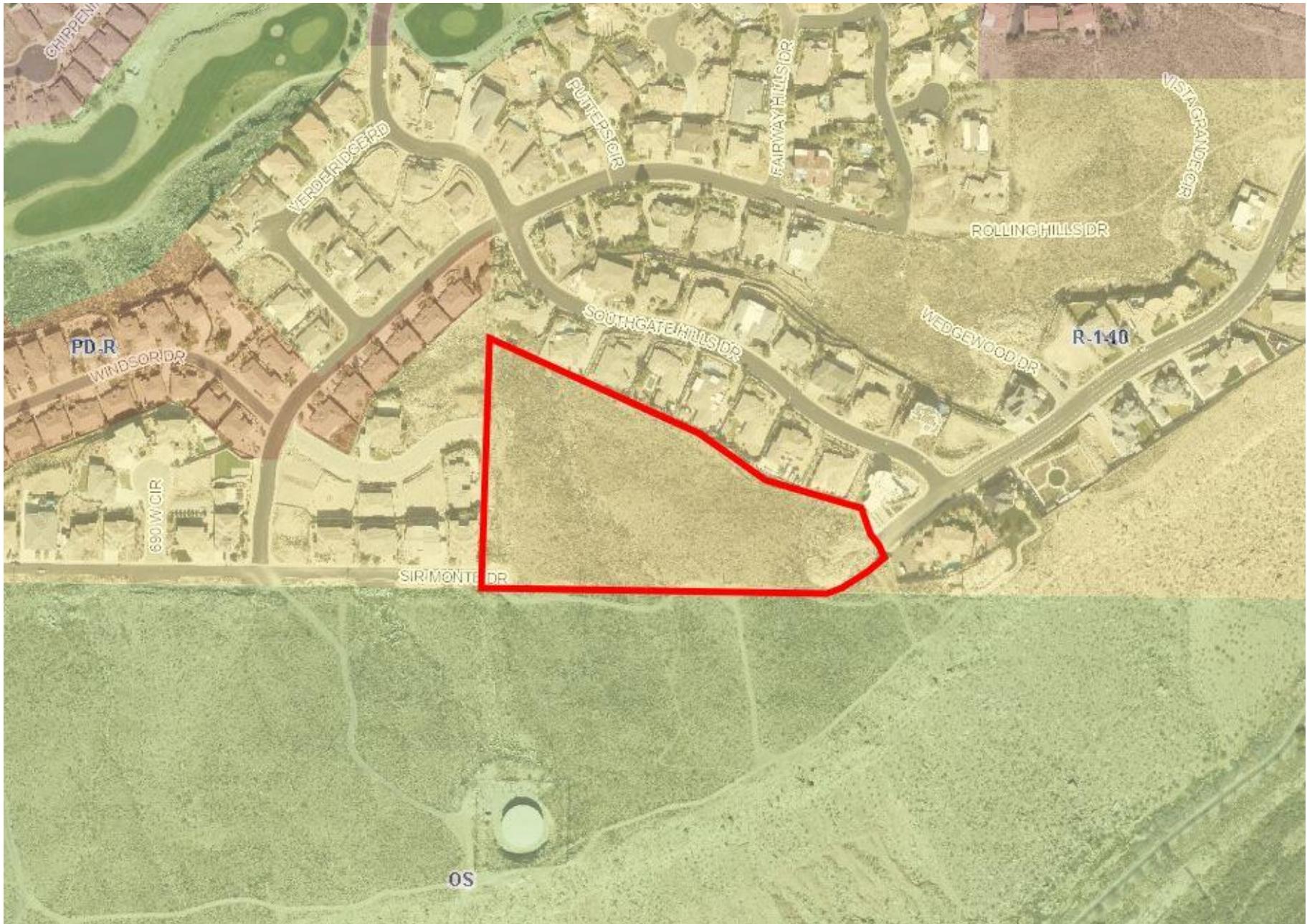
# Aerial Map



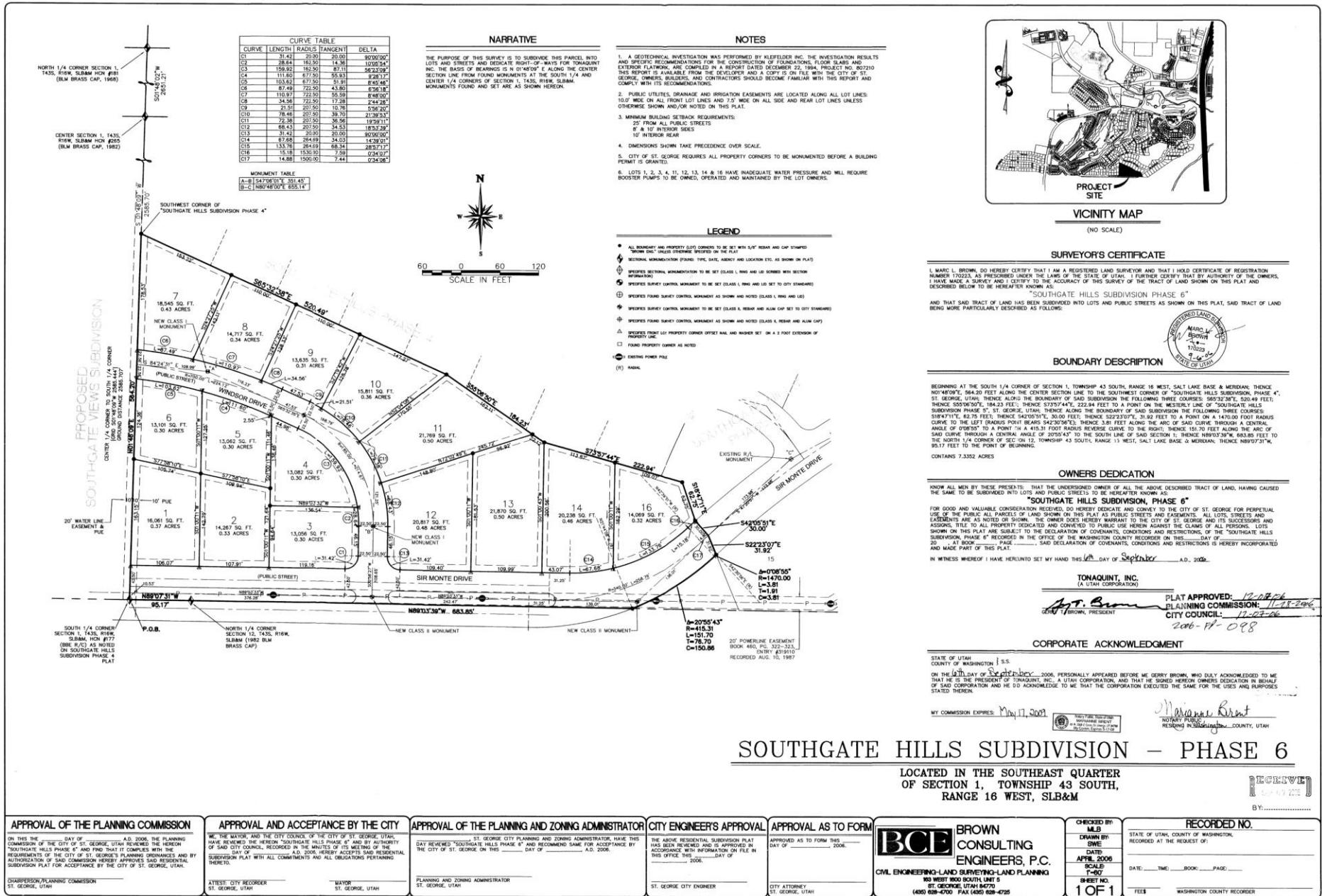
# Land Use Map



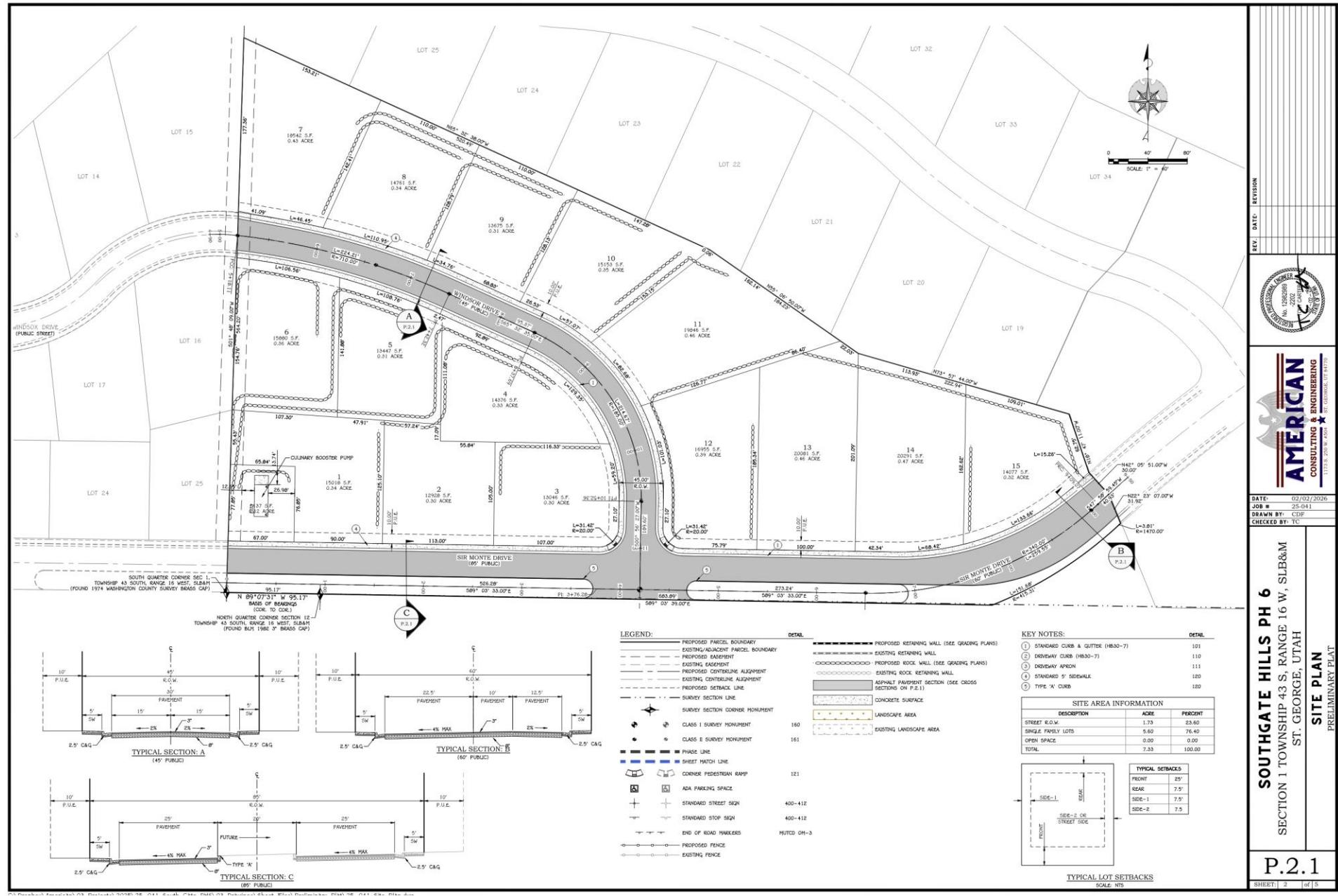
# Zoning Map



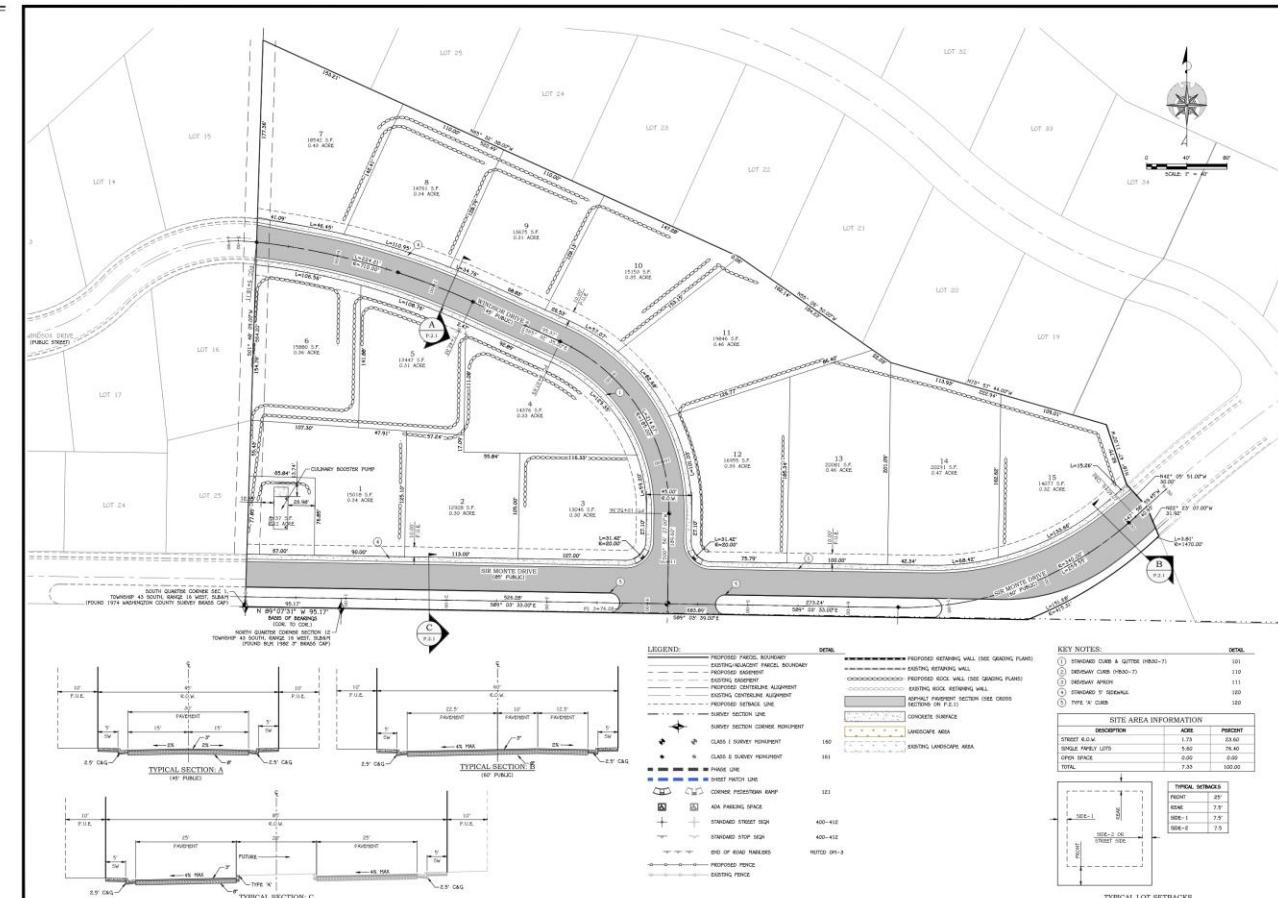
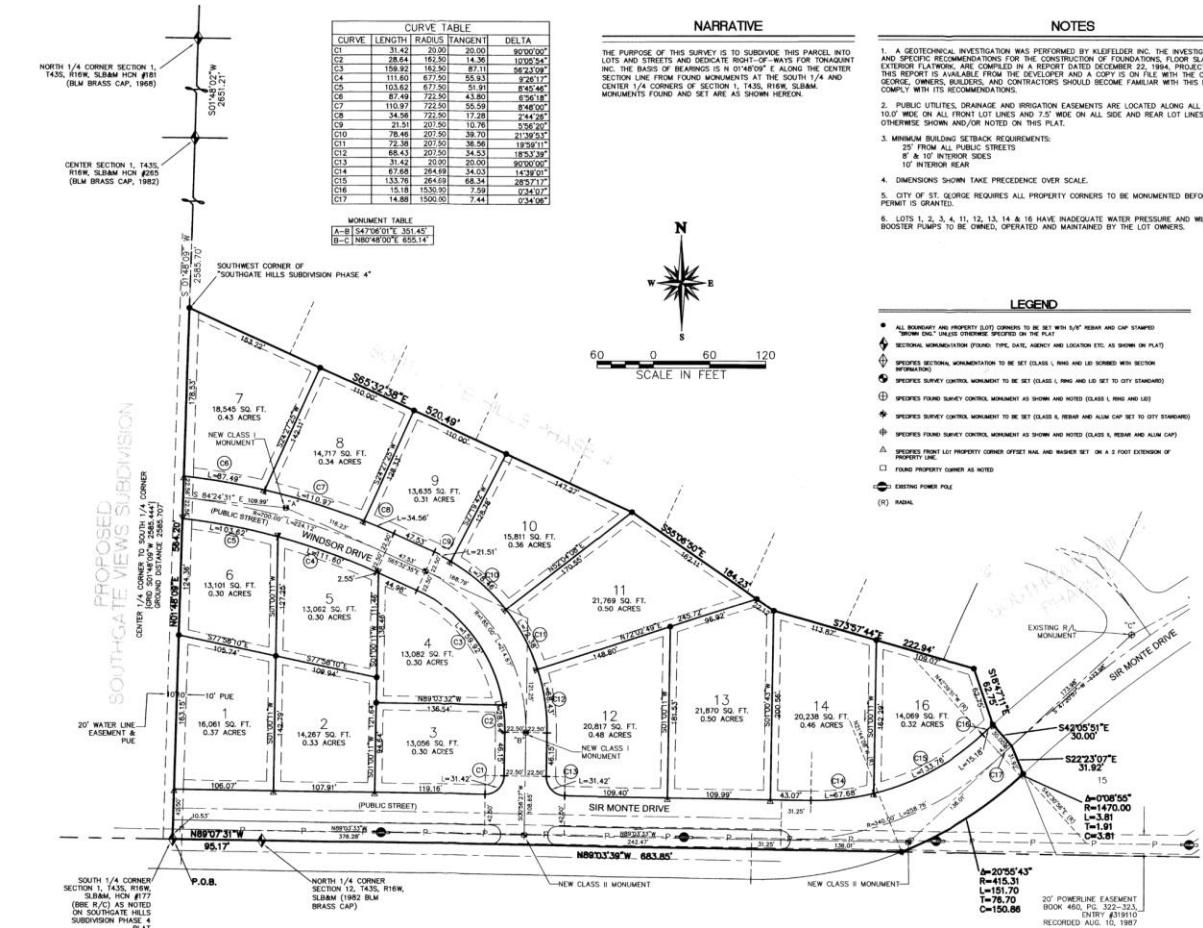
# Previously Approved Plat



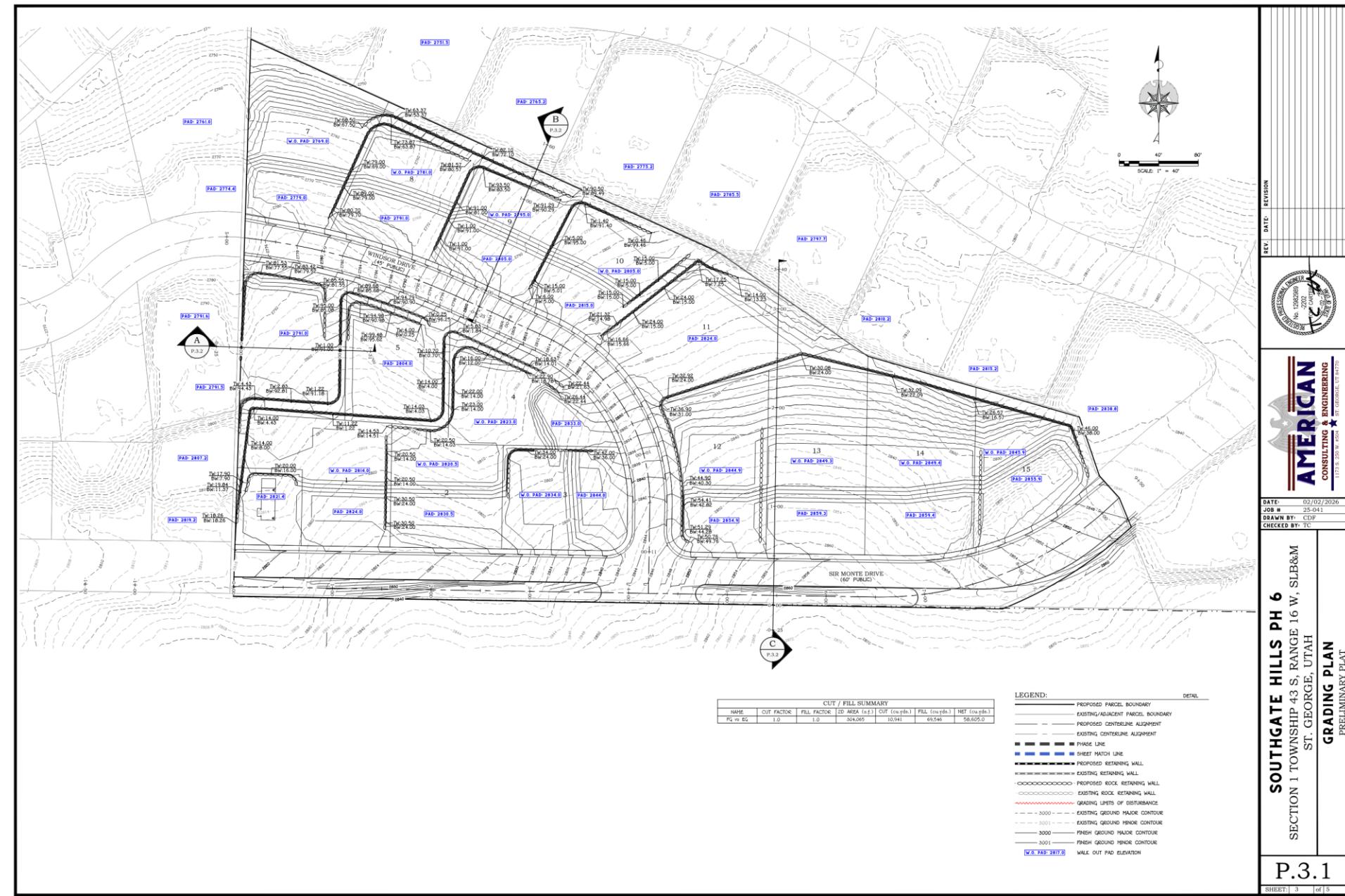
# Proposed Preliminary Plat



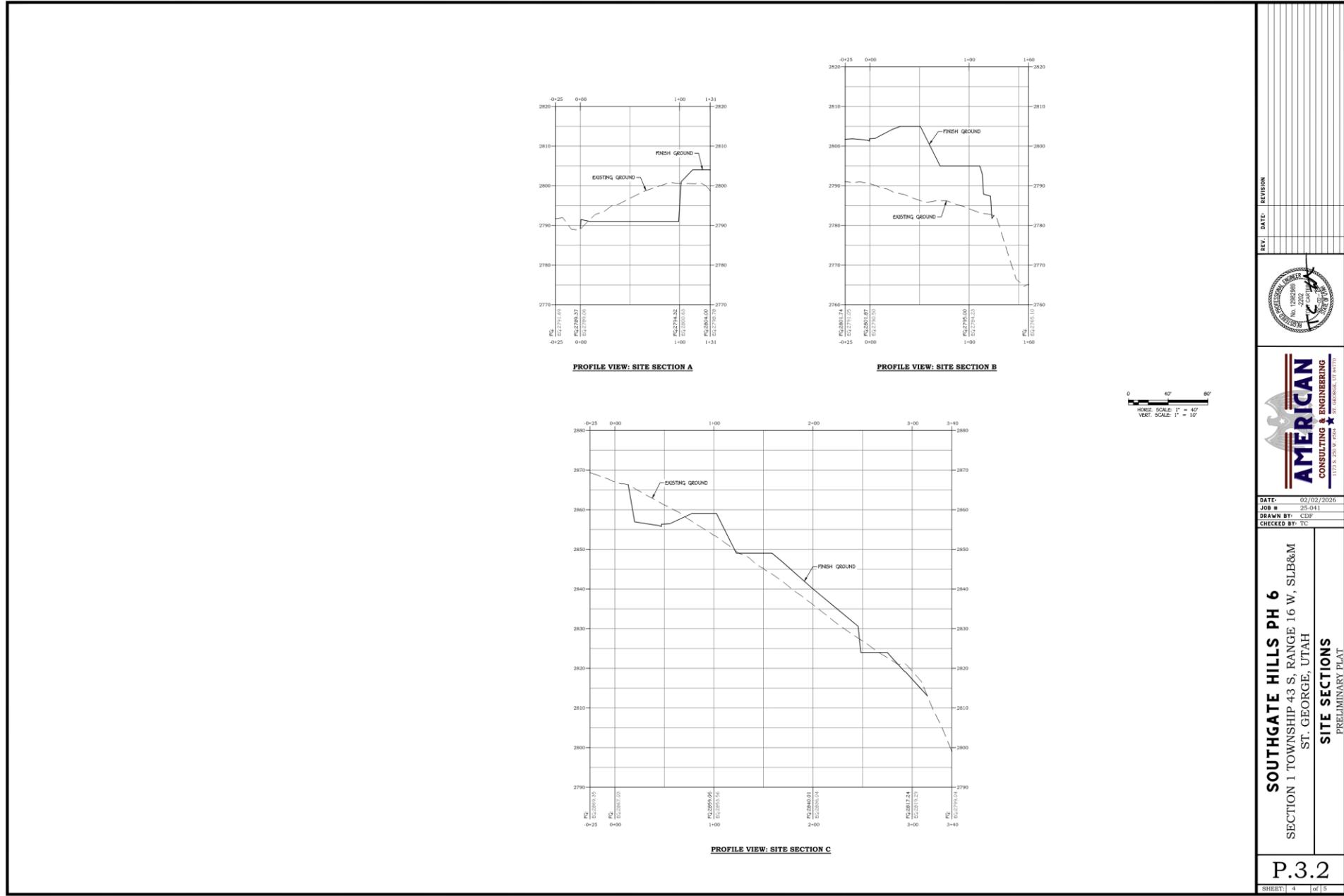
# Approved/Proposed Preliminary Plat



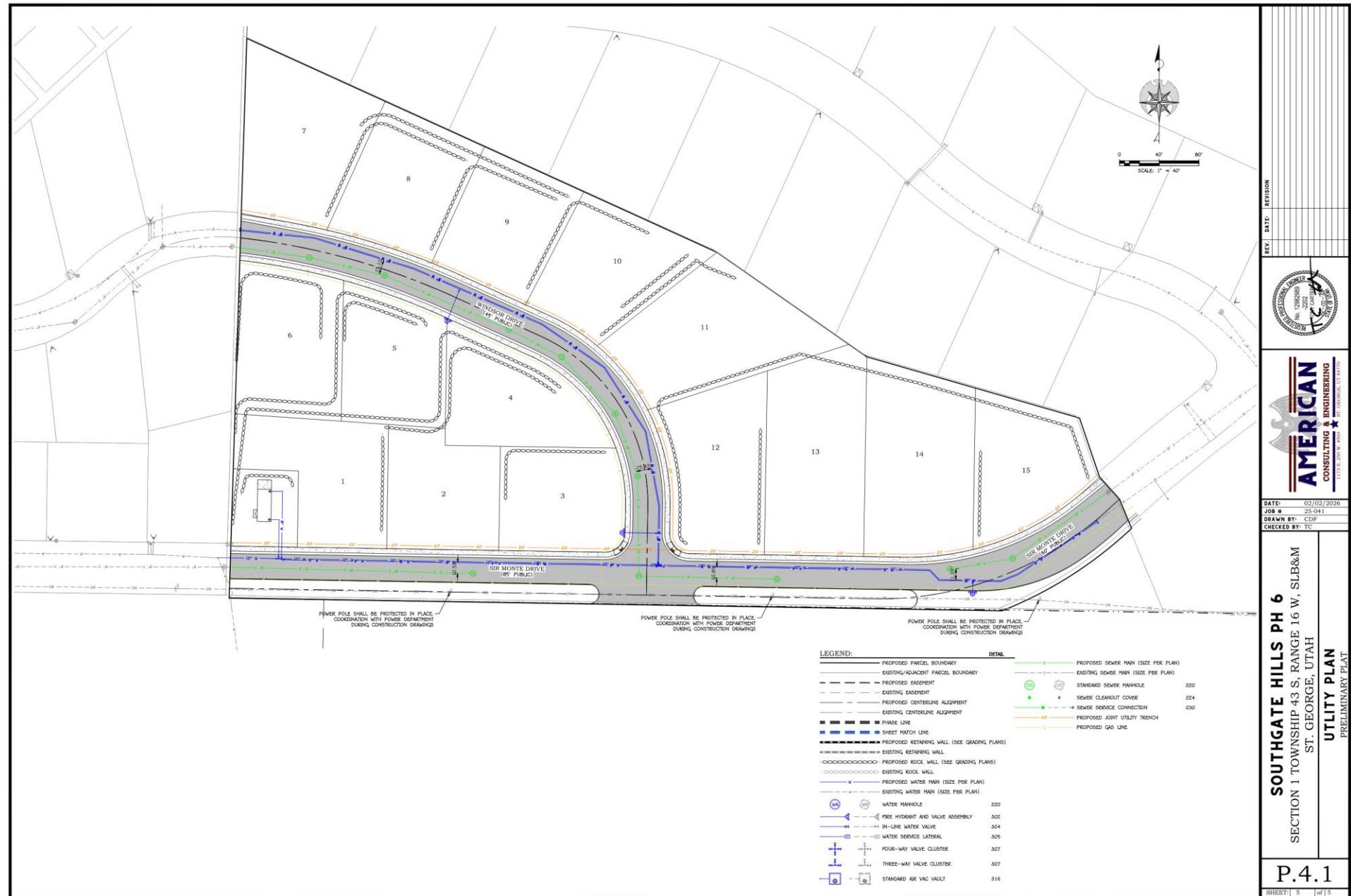
# Proposed Preliminary Plat



# Proposed Preliminary Plat



# Proposed Preliminary Plat



# Recommendation

Staff recommends approval with the following conditions:

1. That a final plat shall be recorded in compliance with Title 10, chapter 25 of the St. George municipal code.
2. That all retaining walls comply with the standards found in section 10-18 and 10-18A of City Code.
3. That grading around the existing power poles located in the median on Sir Monte Drive comply with St. George Energy Services standards.
4. That the applicant continues to work with the Water Services Department in regard to pump station size, layout, and location.

# Possible Motion

“I move that we approve the Southgate Hills Phase 6 Preliminary Plat request, application number 2025-PP-040, based on the findings and conditions noted in the staff report.”

PLANNING COMMISSION AGENDA REPORT: 02/10/2026

**REQUEST:**

This request was submitted by Mike Terry on behalf of DSG Engineering (2025-GPA-017) and is being processed alongside a related zoning regulation amendment that would create a new zoning district (2025-ZRA-015). Because a new zone is being proposed, it also needs to be reflected in the General Plan. This application would amend the General Plan to allow the proposed R-1 zone within the LDR (Low Density Residential), MDR (Medium Density Residential), DTTN (Downtown Traditional Neighborhood), and DTCN (Downtown Connected Neighborhood) land use designations.

**BACKGROUND:**

All single-family zones currently in the zoning code have been in place since 1993. Some of the single-family zoning categories in the current code, in fact extend as far back as the early 1970's, though different standards applied at that time. The applicant is now proposing a new zoning category. Along with that request, the zone needs to have corresponding land use categories to be supported by the general plan.

The proposal is that the density will be tied to the underlying general plan category. LDR would allow up to four units per acre while MDR would allow up to nine units per acre. In the downtown area, DTTN would allow 4-9 units per acre and DTCN would allow 6-12 units per acre. As a result, the responsible growth element general plan needs to be amended to include the proposed R-1 zone.

**Proposed Changes:**

The proposed revisions are attached as Exhibit A, B, & C.

- The additions are underlined in [blue](#)
- There are no proposed removals from the existing text

**RECOMMENDATION:**

Staff recommends approval of the revisions as proposed.

**ALTERNATIVES:**

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

**POSSIBLE MOTION:**

"I move that we recommend approval of the changes to the responsible growth element of the general plan as proposed by Mike Terry and DSG Engineering and contained in exhibit 'A', case no. 2025-GPA-017, based on the findings listed in the staff report."

**FINDINGS:**

1. The proposed amendment is necessary to implement the proposed R-1 zoning district.
2. The proposed R-1 zoning district is consistent with the residential land use designations of the General Plan.
3. The amendment does not increase residential density beyond that allowed by the General Plan.
4. The amendment maintains consistency between the General Plan and the zoning code.
5. Approval of the amendment supports orderly and planned growth consistent with adopted City policies.

## EXHIBIT A

### **PROPOSED CHANGES TO THE RESPONSIBLE GROWTH ELEMENT OF THE GENERAL PLAN**

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
<b>Primary Land Uses:</b>			
AE Agricultural Estates	Areas of St. George that were once or are currently agricultural and are transitioning to more residential development, while maintaining very low density and a rural or agricultural character. Allow for animals by-right in this area.	Up to 4 DU/ Acre*	AG zones, RE- 5, RE-12.5, RE-20, RE-37.5, G-G
VLDR Very Low Density Residential	Single-family or a clustering of housing units that achieves lower density while preserving agricultural or other lands with unique geological features including hillside.	Up to 2 DU/Acre*	RE-5, R-1-20, R-1-40, MH-20, MH-40, PD-R
LDR Low Density Residential	Single-family, multifamily, or the clustering of housing units that achieves an overall lower density.	Up to 4 DU / Acre*	All Agricultural Estates zones plus, <b>R-1</b> , R-1-8, R-1-10, R-1-12, R-1-20, R-1-40, MH-8, MH-10, MH-12, MH-20, MH-40, PD-R, PD-TNZ, PD-R
MDR Medium Density Residential	Single-family, multifamily, or the clustering of housing units that are more compact or have a higher density of development.	5-9 DU / Acre*	All Agricultural Estates and Low Density, Residential Plus Zones, <b>R-1</b> , R-1-6, R-1-7, R-1-8, R-1-10, MH-6, MH-8, R-2, R-3, R-4, RCC, R-1-C, PD-SH, PD-TNZ, PD-R
MHDR Medium-High Density Residential	Areas where a variety of residential densities might be appropriate, and a transition from a higher impact use such as commercial or mixed-use to a	10-15 DU / Acre	All Medium Density Residential zones plus R-2, R-3, R-4, PD-TNZ, PD-R, PD-SH

	lower density residential is desired.		
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<b>Primary Land Uses:</b>			
Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
<b>HDR</b> <b>High Density Residential</b>			
HDR High Density Residential	Higher density residential to be located where appropriate and in areas spread throughout the community that offer higher density developments. High density can be appropriate adjacent to commercial areas and a transition to lower density developments.	16-22 DU / Acre	R-3, R-4, PD-SH, PD-TNZ, PD-R
R+ Residential Plus	Areas of St. George where the city may choose to allow for additional density or a mix of compatible uses to support reinvestment and attainable housing.	Varies	Varies
COM Commercial	Various commercial uses including retail and commercial office. Scale and setbacks may vary based on zone district.	Up to 40 DU / Acre	A-P, C-1, C-2, C-3, C-4, PD-MU, PD-AP, PD-C
I Industrial	Various light manufacturing and industrial uses in appropriate locations, near major arterial roads.	N/A	M-1, M-2, PD-M
IND/COM Industrial / Commercial	Areas that may include light industrial, light manufacturing, retail office or attainable residential uses that are complementary.	N/A	MC, PD-MC
PF Public Facilities	Land owned and operated by public entities. May include schools, libraries, fire stations or similar public facilities	N/A	Public Facilities, Varies

<b>Primary Land Uses:</b>			
Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
<b>A</b> <b>Airport</b>			
A Airport	Lands located near the airport that support airport functions and are commercial in nature.	N/A	ASBP, AVI, C-RM, PD-C, PD-M

SL Sensitive Land Preservation	Lands held as permanent open space due to geological conditions such as floodplains as designated by FEMA, rockslide, wetlands, and landslide-prone areas. Sensitive landscapes and archaeological areas may also fall under this category. Limited development activity such as trails, public amenities, recreational facilities and public utilities may be allowed for these areas.	N/A	Open Space
OS Open Space/ Parks/ Golf Courses/ Cemeteries	Public recreation areas including sports fields and playground areas. Limited development of associated amenities can occur in these areas. Golf courses and associated support facilities.	N/A	Open Space, Public Facilities, Park, varies
EQ Equestrian	These Equestrian subdivisions include agricultural uses, are found in Little Valley only, and are described in the Little Valley Sub Area Plan.	N/A	A-1, RE-12.5, RE-20, RE-37.5
EQB Equestrian Buffer	The Equestrian Buffers are located adjacent to Equestrian subdivisions and are required as described in the Little Valley Sub Area Plan.	N/A	A-1, RE-12.5, RE-20, RE-37.5

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
<b>Downtown Area Land Uses:</b>			
DTTN Traditional Neighborhood	A traditional neighborhood with a mix of one- and two-story single family and accessory dwellings set back from the street edge.	4 - 9 DU / Acre*	RCC, R-1-C, PD-R, <b>R-1</b> , including any future downtown zones
DTCN Connected Neighborhood	A convenient neighborhood with a varied mix of single-family homes, multifamily housing and neighborhood-scale businesses.	6 - 12 DU / Acre*	RCC, R-2, R-3, R-4, C-4, PD-R, PD-C, PD-MU, <b>R-1</b> , including any future downtown zones

DTCC Connected Corridor	A convenient mix of businesses, services, and housing within proximity to collector and higher volume roadways.	Up to 22 DU / Acre	C-1, C-2, C-3, C-4, PD-C, PD-MU, PD-SH, PD-TNZ, including any future downtown zones
DTLV Lively	A bustling district with a compact mix of jobs, entertainment, housing, and community gathering spaces all in walkable distance.	Up to 40 DU / Acre	C-2, C-3, C-4, PD-C, PD-MU, PD-TNZ, including any future downtown zones
<b>Master Plan Development Land Uses</b>			
PD Planned Development	Land use varies and is specific for each planned development as adopted by St. George City. Any improvements in these areas need to align with or formally modify the adopted land use plan through a master plan or a development agreement. May include, but not limited to Atkinville, Desert Canyon, Desert Color.	Varies	PD-R, PD-AP, PD-C, PD-MU, PD-M, PD-SH, PD-TNZ, PD-CR

\*Residential densities indicate primary residence per acre, does not include accessory dwelling units.

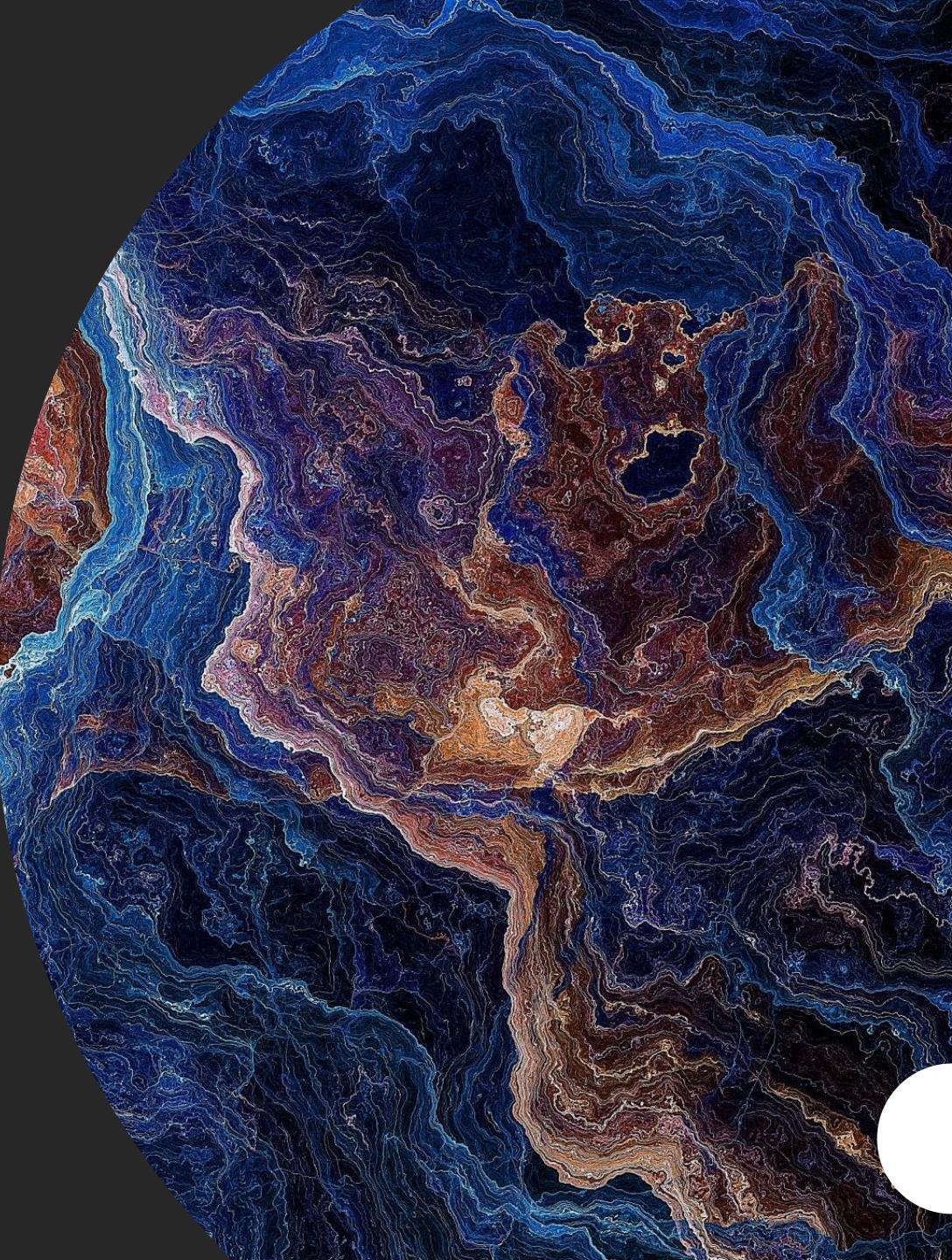
**EXHIBIT B**

**POWERPOINT PRESENTATION**

# *R-1 General Plan Amendment*

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2025-GPA-017



# Responsible Growth Element

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
<b>Primary Land Uses:</b>			
AE Agricultural Estates	Areas of St. George that were once or are currently agricultural and are transitioning to more residential development, while maintaining very low density and a rural or agricultural character. Allow for animals by-right in this area.	Up to 4 DU/Acre*	AG zones, RE- 5, RE-12.5, RE-20, RE-37.5, G-G
VLDR Very Low Density Residential	Single-family or a clustering of housing units that achieves lower density while preserving agricultural or other lands with unique geological features including hillside.	Up to 2 DU/Acre*	RE-5, R-1-20, R-1-40, MH-20, MH-40, PD-R
LDR Low Density Residential	Single-family, multifamily, or the clustering of housing units that achieves an overall lower density.	Up to 4 DU / Acre*	All Agricultural Estates zones plus, <a href="#">R-1</a> , R-1-8, R-1-10, R-1-12, R-1-20, R-1-40, MH-8, MH-10, MH-12, MH-20, MH-40, PD-R, PD-TNZ, PD-R
MDR Medium Density Residential	Single-family, multifamily, or the clustering of housing units that are more compact or have a higher density of development.	5-9 DU / Acre*	All Agricultural Estates and Low Density, Residential Plus Zones, <a href="#">R-1</a> , R-1-6, R-1-7, R-1-8, R-1-10, MH-6, MH-8, R-2, R-3, R-4, RCC, R-1-C, PD-SH, PD-TNZ, PD-R
MHDR Medium-High Density Residential	Areas where a variety of residential densities might be appropriate, and a transition from a higher impact use such as commercial or mixed-use to a lower density residential is desired.	10-15 DU / Acre	All Medium Density Residential zones plus R-2, R-3, R-4, PD-TNZ, PD-R, PD-SH

# Responsible Growth Element

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
<b>Downtown Area Land Uses:</b>			
DTTN Traditional Neighborhood	A traditional neighborhood with a mix of one- and two-story single family and accessory dwellings set back from the street edge.	4 - 9 DU / Acre*	RCC, R-1-C, PD-R, <a href="#">R-1</a> , including any future downtown zones
DTCN Connected Neighborhood	A convenient neighborhood with a varied mix of single-family homes, multifamily housing and neighborhood-scale businesses.	6 - 12 DU / Acre*	RCC, R-2, R-3, R-4, C-4, PD-R, PD-C, PD-MU, <a href="#">R-1</a> , including any future downtown zones
DTCC Connected Corridor	A convenient mix of businesses, services, and housing within proximity to collector and higher volume roadways.	Up to 22 DU / Acre	C-1, C-2, C-3, C-4, PD-C, PD-MU, PD-SH, PD-TNZ, including any future downtown zones
DTLV Lively	A bustling district with a compact mix of jobs, entertainment, housing, and community gathering spaces all in walkable distance.	Up to 40 DU / Acre	C-2, C-3, C-4, PD-C, PD-MU, PD-TNZ, including any future downtown zones
<b>Master Plan Development Land Uses</b>			
PD Planned Development	Land use varies and is specific for each planned development as adopted by St. George City. Any improvements in these areas need to align with or formally modify the adopted land use plan through a master plan or a development agreement. May include, but not limited to Atkinville, Desert Canyon, Desert Color.	Varies	PD-R, PD-AP, PD-C, PD-MU, PD-M, PD-SH, PD-TNZ, PD-CR

\*Residential densities indicate primary residence per acre, does not include accessory dwelling units.

PLANNING COMMISSION AGENDA REPORT: 02/10/2026

**REQUEST:**

This request has been filed by Mike Terry on behalf of DSG Engineering (2025-ZRA-015). In short, the applicant is proposing a new zone. Initially, the applicant proposed a zone that would allow lots down to 4,000 ft<sup>2</sup>. With direction from the City Council, staff worked with the applicant and now proposes a new single-family zone that eliminates a minimum square footage requirement. The proposed zone is called the R-1 zone to be consistent with other zoning categories.

**AMENDMENT TO TITLE 10-7B-1: ZONING REGULATIONS – SINGLE FAMILY RESIDENTIAL ZONES – ALLOWED USES – EXHIBIT A**

This section of the St George City municipal code currently regulates uses in the single-family zones. An additional column has been added for the new R-1 zoning category with allowed uses.

**AMENDMENT TO TITLE 10-7B-3: ZONING REGULATIONS – LOT AREA, WIDTH, YARD REQUIREMENTS – EXHIBIT B**

This section of the code controls the minimum lot area, width, and setbacks in each single-family zone. A new row has been added to the table to set forth the standards of the proposed zone.

**AMENDMENT TO SECTIONS 10-7D-4, 10-6-4, 10-5-4, & 10-7-6(F): ZONING REGULATIONS – DESIGN CRITERIA – EXHIBIT C**

These sections dictate a minimum floor area for a home in single-family zones (some depending on the size of the building lot). This proposal would eliminate these requirements.

**BACKGROUND:**

All single-family zones currently in the zoning code have been in place since 1993. Some of the single-family zoning categories in the current code, in fact extend as far back as the early 1970's, though different standards applied at that time. The applicant is now proposing a new zoning category. Initially, the applicant proposed a 4,000 ft<sup>2</sup> minimum zoning category. After a discussion with the City Council in a public meeting, the applicant modified the application to the proposed R-1 zone as presented here.

Multiple sections of the code are affected in this proposed zone:

1. 10-7B-1 – This is the use table for the single-family residential zones. It's in this table that uses are allowed as Permitted (P), Permitted with Standards (PS), Conditional (C), or not allowed. For consistency, staff suggests that the allowed uses in the proposed R-1 zone be the same as the smaller existing zones such as R-1-6 and R-1-7. If there are uses the Planning Commission believes should be added or eliminated from this zone, such a recommendation can be made to the City Council.
2. 10-7B-3 – This section sets forth the standards for the proposed R-1 zone. The biggest change from the other single-family zones is the square footage requirement, or more accurately, the lack of a minimum square footage requirement. In the proposed zone,

there would be no minimum square footage. Lot size and form would be regulated more by the frontage requirements. The proposal is that the zone is tied to the underlying general plan (GP). For example, if a proposed subdivision is in the MDR (Medium Density Residential) GP category, the subdivision may not exceed 9 units to the acre. Additionally, the frontage requirements are also tied to the General Plan. LDR (Low Density Residential) will require frontage of 60' while the other categories would allow a 40' frontage. The idea behind the frontage requirements is that an individual looking down a street will see the frontage and not what's in the back (the depth of a lot) which will give consistency to a project while still allowing flexibility in a project's design. Setbacks are also laid out in this section.

3. 10-7D-4, 10-6-4, 10-5-4, & 10-7-6(F) – This is a clean up item but one that is necessary to give this zone the flexibility needed to function properly. This eliminates the requirements for a minimum square footage of a home in the single-family, mobile home, gravel and grazing, and agricultural zones. This can be prohibitive when trying to design a smaller, more affordable home.

**Proposed Changes:**

The proposed revisions are attached as Exhibit A, B, & C.

- The additions are underlined in **blue**
- The removals are crossed out in **red**

**RECOMMENDATION:**

Staff recommends approval of the revisions as proposed.

**ALTERNATIVES:**

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

**POSSIBLE MOTION:**

"I move that we recommend approval of the changes to Title 10 as proposed by Mike Terry and DSG Engineering and contained in exhibit 'A', 'B', and 'C', case no. 2025-ZRA-015, based on the findings listed in the staff report."

**FINDINGS:**

1. It is in the best interest of the city to update its municipal code periodically.
2. The proposed R-1 zone provides an additional single-family residential option that fits within the existing zoning framework and does not introduce new or incompatible uses beyond what is already allowed in similar zones.
3. Eliminating minimum home size requirements removes an unnecessary barrier to housing design flexibility while still maintaining reasonable development standards through setbacks, frontage, and building code requirements.
4. The proposed standards tie density and frontage to the underlying General Plan designation, ensuring that development intensity remains consistent with long-term land use policies.
5. The amendments promote housing choice and affordability by allowing smaller homes without reducing neighborhood compatibility or altering existing single-family development patterns.

**EXHIBIT A**

## **PROPOSED CHANGES TO TITLE 10-7B-1**

## ARTICLE B. SINGLE-FAMILY RESIDENTIAL ZONES

([R-1](#), R-1-6, R-1-7, R-1-8, R-1-10, R-1-12, R-1-20, R-1-40)

### **10-7B-1: Allowed Uses**

## **10-7B-2: Height Regulations**

### **10-7B-3: Lot Area, Width, Yard Requirements**

**10-7B-1:**

## **ALLOWED USES:**

Any use not specifically permitted, permitted with standards, or conditionally permitted is prohibited. Only the following uses are allowed:

- A. Uses indicated by the letter "P" below are permitted in the designated zone.
- B. Uses indicated by the letters "PS" are permitted uses with required standards in this zone. Uses must comply with the standards and evaluation criteria established in chapter 17 of this title.
- C. Uses indicated by the letter "C" are conditional uses in the designated zone.

## Allowed Uses

	R-1	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Live-work unit				<u>PS</u>				
Public utility facilities, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Public utility facilities accessory uses; accessory structures	<u>P</u>	P	P	P	P	P	P	P
Religious facility, primary	<u>P</u>	P	P	P	P	P	P	P
School, public or charter, primary	<u>P</u>	P	P	P	P	P	P	P
Short-term residential rental	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Single-family dwelling, primary	<u>P</u>	P	P	P	P	P	P	P
Single-family dwelling accessory uses:	Accessory structure and use	<u>P</u>	P	P	P	P	P	P
	Agriculture	<u>P</u>	P	P	P	P	P	P
	Apiaries/beekeeping					<u>PS</u>	<u>PS</u>	<u>PS</u>
	Child care, in-home babysitting	<u>P</u>	P	P	P	P	P	P
	Child care, family	<u>P</u>	P	P	P	P	P	P
	Greenhouse, high tower or plant nurseries (no retail)	<u>P</u>	P	P	P	P	P	P



## EXHIBIT B

### PROPOSED CHANGES TO TITLE 10-7B-3

---

#### 10-7B-3:

#### LOT AREA, WIDTH, YARD REQUIREMENTS:

A. The minimum lot area, width, yard and landscaping requirements in each zone below are as follows:

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1  <u>Density may not exceed underlying General Plan designation.</u>	<u>Not Applicable</u>	<u>LDR – 60'</u>  <u>Otherwise – 40'</u>	<u>15' (20 to Garage)</u>  <u>Exception: Open porch may encroach 5' into setback</u>	<u>5' where public utility easement doesn't exist</u>  <u>8' if public utility easement exists</u>	<u>10'</u>
R-1-6	6,000	70'	20'	6' where public utility easement doesn't exist  8' if public utility easement exists	10'
R-1-7	7,000	70' or 65' in the central city residential area	20'	6' where public utility easement doesn't exist  8' if public utility easement exists	10'

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1-8:  Lot size averaging:	8,000  Not more than a 20% reduction	70' or 65' in the central city residential area not less than 65%	20'	8'	10'
R-1-10  Lot size averaging:	10,000  Not more than a 30% reduction	80'	20'	8'	10'
R-1-12  Lot size averaging:	12,000  Not more than a 30% reduction	90'	20'	8'	10'
R-1-20  Lot size averaging:	20,000  Not more than a 30% reduction	100'	20'	8'	10'
R-1-40  Lot size averaging:	40,000  Not more than a 30% reduction	200'	20'	8'	10'

## EXHIBIT C

### PROPOSED CHANGES TO SECTIONS 10-7D-4, 10-6-4, 10-5-4, & 10-7-6(F)

#### 10-7-6: (Single Family)

##### DESIGN CRITERIA:

A complete application for single-family occupancy must include a site plan, architectural plans and construction drawings of one-quarter (1/4) scale, that show building materials, exterior elevations and floor plans of all proposed structures that meet the following criteria:

- A. *HUD Standards, Construction Codes:* All development must comply with the construction codes and, as applicable, the national manufactured housing construction and safety standards and ICC guidelines for manufactured housing installations, that are capable of transferring design deadloads and live loads, and other design loads unique to local home sites, due to wind, seismic, soil and water conditions, that are imposed by or upon the structure into the underlying soil or bedrock without failure.
- B. Perimeter footings at least twelve inches (12") below grade.
- C. For all dwellings:
  1. Space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with ICC guidelines and constructed of weather-resistant materials aesthetically consistent with concrete or masonry type foundation materials.
  2. A minimum landing of thirty-six inches (36") by thirty-six inches (36") at each exit.
  3. All manufactured home running gear, tongues, axles and wheels must be removed and stored off site or in a separately enclosed structure.
- D. *Prohibited Exterior Materials:*
  1. Plain concrete block, slump block, weeping mortar.
  2. Colored or architectural concrete block.
  3. Plywood siding.
  4. Metal siding, sheet metal.

5. Untreated metal, or reflective roofing.
- E. *Width Of Dwelling*: The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor, exclusive of any garage, bay window, or appendages.

**F. Minimum Floor Area:**

- ~~1. Each dwelling located on a lot of seven thousand (7,000) square feet or less in size shall have a minimum floor area, exclusive of garages and basement, of nine hundred (900) square feet.~~
- ~~2. Each dwelling located on a lot greater than seven thousand (7,000) square feet in size shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

**G. F.** Any addition to the main structure shall be constructed using the same design, finishes, materials, and colors.

**H. G.** *Access*: There shall be a minimum of one (1) point of access to a dedicated public road that meets the adopted road standards. All other access requirements shall comply with the current fire code as approved by the fire marshal.

**I. H.** *Special Water Standards*: The following construction standards shall apply to all new or remodeled single- or multiple-family units:

1. Single-family or multifamily residential dwelling units shall install hot water recirculation systems unless hot water delivery can be demonstrated to occur without first displacing more than six-tenths (0.6) gallons of system water.
2. Single-family or multifamily residential dwelling units shall install WaterSense-labeled fixtures, including, but not limited to, faucets, showerheads, toilets, and urinals.
3. Single-family or multifamily residential dwelling units shall install Energy Star-qualified appliances.
4. All individually platted multifamily units which are accessed from the ground floor shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit. The separate metering of all multifamily units is encouraged where possible. If not otherwise billed directly to the resident of each unit, if possible, the monthly usage information shall be made available to the resident of each

unit to monitor water usage. All multifamily projects shall require separate water meters for all outdoor (irrigation) water usage, including landscaping.

## **10-7D-4: (Mobile Home)**

### **DESIGN CRITERIA:**

A complete application for single-family occupancy must include a site plan, architectural plans, and construction drawings of one-quarter (1/4) scale, which show building materials, exterior elevations and floor plans of all proposed structures that meet the following criteria:

- A. *HUD Standards, Construction Codes:* All development must comply with the construction codes and, as applicable, the national manufactured housing construction and safety standards and ICC guidelines for manufactured housing installations, that are capable of transferring design deadloads and live loads, and other design loads unique to local home sites, due to wind, seismic, soil and water conditions, that are imposed by or upon the structure into the underlying soil or bedrock without failure.
- B. Perimeter footings at least twelve inches (12") below grade.
- C. For all dwellings:
  - 1. Space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with ICC guidelines and constructed of weather-resistant materials aesthetically consistent with concrete- or masonry-type foundation materials.
  - 2. A minimum landing of thirty-six inches (36") by thirty-six inches (36") at each exit.
  - 3. All manufactured home running gear, tongues, axles and wheels must be removed and stored off site or in a separately enclosed structure.
- D. *Exterior Materials:* Each dwelling shall have exterior materials of wood, hardwood, brick, concrete, stucco, glass, metal lap, vinyl lap, tile or stone.
- E. *Width of Dwelling:* The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor, exclusive of any garage, bay window, or appendages.

#### **F. Minimum Floor Area:**

- ~~1. Each dwelling located on a lot of seven thousand (7,000) square feet or less in size shall have a minimum floor area, exclusive of garages and basement, of nine hundred (900) square feet.~~
- ~~2. Each dwelling located on a lot greater than seven thousand (7,000) square feet in size shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

## **10-6-4: (Gravel & Grazing)**

### **DESIGN CRITERIA:**

A complete application for single-family occupancy must include a site plan, architectural plans and construction drawings of one-quarter (1/4) scale, that show building materials, exterior elevations and floor plans of all proposed structures that meet the following criteria:

- A. *HUD Standards, Construction Codes:* All development must comply with the construction codes and, as applicable, the national manufactured housing construction and safety standards and ICC guidelines for manufactured housing installations, that are capable of transferring design deadloads and live loads, and other design loads unique to local home sites, due to wind, seismic, soil and water conditions, that are imposed by or upon the structure into the underlying soil or bedrock without failure.
- B. Perimeter footings at least twelve inches (12") below grade.
- C. For all dwellings:
  1. Space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with ICC guidelines and constructed of weather resistant materials aesthetically consistent with concrete or masonry type foundation materials.
  2. A minimum landing of thirty-six inches (36") by thirty-six inches (36") at each exit.
  3. All manufactured home running gear, tongues, axles and wheels must be removed and stored off-site or in a separately enclosed structure.
- D. *Exterior Materials:* Each dwelling shall have exterior materials of wood, hardwood, brick, concrete, stucco, glass, metal lap, vinyl lap, tile or stone.
- E. *Width Of Dwelling:* The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor, exclusive of any garage, bay window, or appendages.

~~F. Minimum Floor Area: Each dwelling shall have a minimum floor area, exclusive of garage and basement, of five hundred (500) square feet.~~

## 10-5-4: (Agricultural)

### DESIGN CRITERIA:

A complete application for single-family occupancy must include a site plan, architectural plans and construction drawings of one-quarter (1/4) scale, that show building materials, exterior elevations and floor plans of all proposed structures that meet the following criteria:

- A. *HUD Standards, Construction Codes:* All development must comply with the construction codes and, as applicable, the national manufactured housing construction and safety standards and ICC guidelines for manufactured housing installations, that are capable of transferring design deadloads and live loads, and other design loads unique to local home sites, due to wind, seismic, soil and water conditions, that are imposed by or upon the structure into the underlying soil or bedrock without failure.
- B. Perimeter footings at least twelve inches (12") below grade.
- C. For all dwellings:
  - 1. Space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with ICC guidelines and constructed of weather resistant materials aesthetically consistent with concrete or masonry type foundation materials.
  - 2. A minimum landing of thirty-six inches (36") by thirty-six inches (36") at each exit.
  - 3. All manufactured home running gear, tongues, axles and wheels must be removed and stored off site or in a separately enclosed structure.
- D. *Exterior Materials:* Each dwelling shall have exterior materials of wood, hardwood, brick, concrete, stucco, glass, metal lap, vinyl lap, tile or stone.
- E. *Width Of Dwelling:* The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor, exclusive of any garage, bay window, or appendages.

~~F. Minimum Floor Area: Each dwelling shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

**G. F. Special Water Standards:** The following standards shall apply to all new or remodeled single-family units:

1. Residential dwelling units shall install hot water recirculation systems unless hot water delivery can be demonstrated to occur without first displacing more than six-tenths (0.6) gallons of system water.
2. Residential dwelling units shall install WaterSense-labeled fixtures, including, but not limited to, faucets, showerheads, toilets, and urinals.
3. Residential dwelling units shall install Energy Star-qualified appliances.

**EXHIBIT D**

**POWERPOINT PRESENTATION**

# *Proposed R-1 Zone*

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2025-ZRA-015



# **TITLE 10-7B-3: ZONING REGULATIONS – LOT AREA, WIDTH, YARD REQUIREMENTS**

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1  <u>Density may not exceed underlying General Plan designation.</u>	<u>Not Applicable</u>	<u>LDR – 60'</u>  <u>Otherwise – 40'</u>	<u>15' (20 to Garage)</u>  <u>Exception:</u> <u>Open porch may encroach 5' into setback</u>	<u>5' where public utility easement doesn't exist</u>  <u>8' if public utility easement exists</u>	<u>10'</u>

## **SECTIONS 10-7-6(F): ZONING REGULATIONS – DESIGN CRITERIA (Single Family)**

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### **F.-Minimum Floor Area:**

- 1.- Each dwelling located on a lot of seven thousand (7,000) square feet or less in size shall have a minimum floor area, exclusive of garages and basement, of nine hundred (900) square feet.
- 2.- Each dwelling located on a lot greater than seven thousand (7,000) square feet in size shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.

## ***SECTIONS 10-7D-4(F): ZONING REGULATIONS – DESIGN CRITERIA (Mobile Home)***

---

### ***F.-Minimum Floor Area:***

- 1.- Each dwelling located on a lot of seven thousand (7,000) square feet or less in size shall have a minimum floor area, exclusive of garages and basement, of nine hundred (900) square feet.***
- 2.- Each dwelling located on a lot greater than seven thousand (7,000) square feet in size shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.***

## **SECTIONS 10-6-4(F): ZONING REGULATIONS – DESIGN CRITERIA (*Gravel & Grazing*)**

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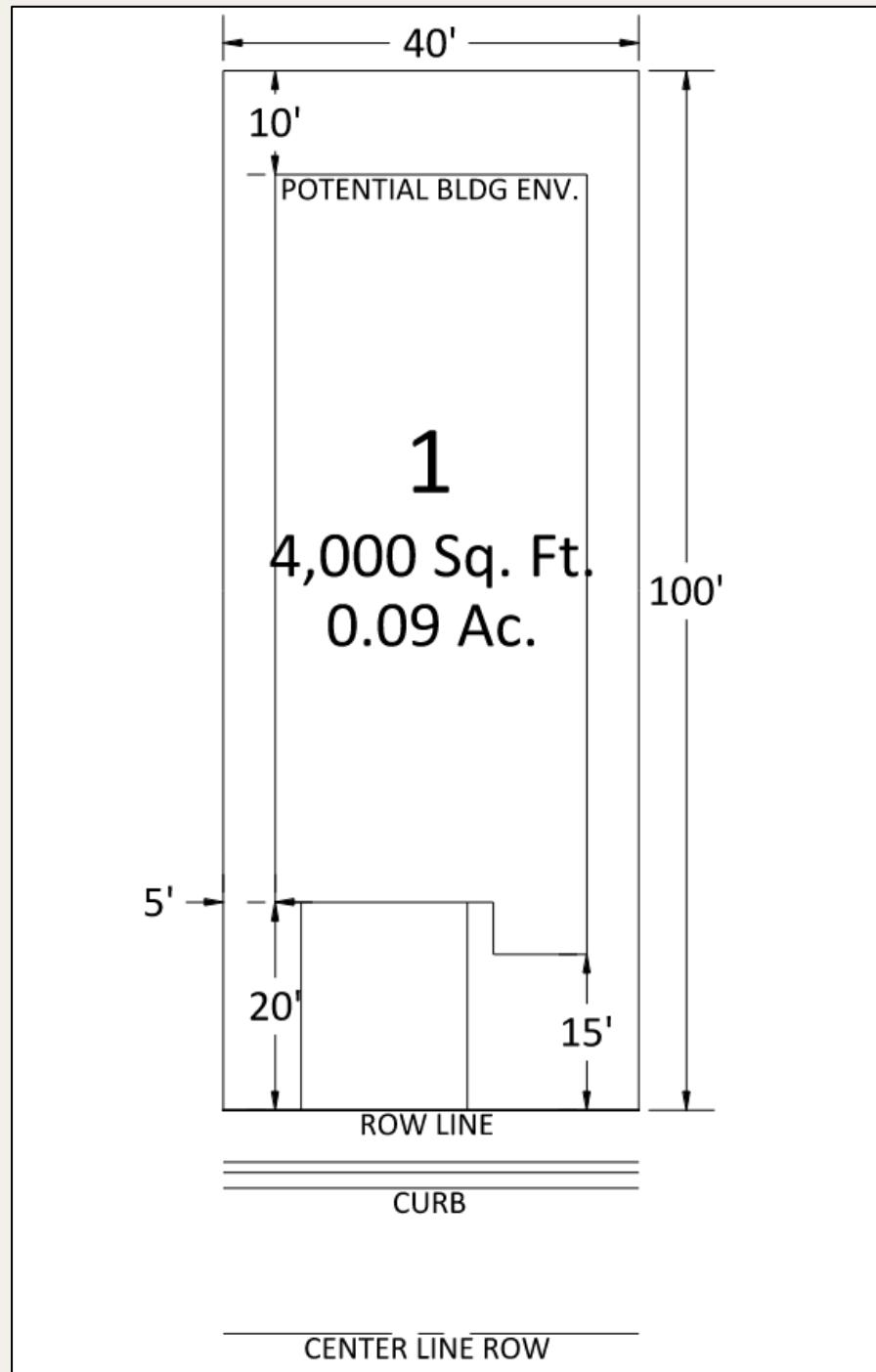
**F. – ~~Minimum Floor Area~~: Each dwelling shall have a minimum floor area, exclusive of garage and basement, of five hundred (500) square feet.**

## **SECTIONS 10-5-4: ZONING REGULATIONS – DESIGN CRITERIA (Agricultural)**

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**F. – ~~Minimum Floor Area~~: Each dwelling shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.**

## 4,000 FT<sup>2</sup> EXAMPLE



**ST. GEORGE PLANNING COMMISSION MINUTES  
January 13, 2026, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

## PRESENT:

**Planning Commission Chair Austin Anderson**  
**Planning Commission Member Brandon Anderson**  
**Planning Commission Member Ben Rogers**  
**Planning Commission Member Terri Draper**  
**Planning Commission Member Lori Chapman**  
**Planning Commission Member Nathan Fisher**

**EXCUSED:**

## **Planning Commission Member Kelly Casey**

**STAFF MEMBERS PRESENT:**

**City Deputy Attorney Jami Bracken  
Community Development Director Carol Winner  
Assistant Public Works Director Wes Jenkins  
Planner Brenda Hatch  
Planner Dan Boles  
Planner Brian Dean  
Development Office Supervisor Angie Jessop**

**OTHERS PRESENT:**

**Applicant James Sullivan  
Applicant Victoria Hales**

## CALL TO ORDER:

Planning Commission Chair Anderson called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Commission Member Anderson.

Link to call to order and flag salute: [00:00:30](#)

Link to call for disclosures 00:01:13

[Link to Commission Member Anderson recuses himself on Item #6 00:40:10](#)

**ITEM 1**

GENERAL PLAN AMENDMENT Sullivan GPA 2450 S- PUBLIC HEARING -

**Consider a request to change the general plan designation from AE (Agricultural Estates) to LDR (Low Density Residential) on approximately 11.72 acres located on the north-west corner of 2450 South and 3210 East. The applicant is Bush & Gudgell, Inc and the representative is Bob Hermandson. Case No. 2025-GPA-018 (Staff – Dan Boles)**

Agenda Packet [Page 3]

Link to Presentation by Dan Boles 00:16:00

Link to public hearing [00:18:46](#)

1 Link to comment by Janet Drew [00:19:06](#)  
2

3 Link to comment by LuAnn Jensen [00:20:10](#)  
4

5 Link to comment by Janet Drew [00:22:00](#)  
6

7 Public Hearing Closed  
8

9 Link to comment by applicant James Sullivan [00:22:42](#)  
10

11 Link to motion [00:24:19](#)  
12

13 **MOTION:**

14 A motion was made by Planning Commission Member Draper to forward a  
15 positive recommendation to City Council for Item 1.  
16

17 **SECOND:**

18 The motion was seconded by Planning Commission Member Chapman.  
19

20 **VOTE:**

21 Commission Chair Anderson called for a vote, as follows:  
22

23 Planning Commission Chair Anderson – aye  
24 Planning Commission Member Anderson –aye  
25 Planning Commission Member Fisher – aye  
26 Planning Commission Member Casey – absent  
27 Planning Commission Member Chapman – aye  
28 Planning Commission Member Rogers –aye  
29 Planning Commission Member Draper –aye  
30

31 The vote was unanimous. Motion carries.  
32

33 **ITEM 2**

34 **GENERAL PLAN AMENDMENT Dixie Dr GPA – PUBLIC HEARING –**

35 Consider a request to change the general plan land use designation from COM  
36 (Commercial) to HDR (High Density Residential) on approximately 8.91 acres located  
37 west of Dixie Drive and south of Canyon View Drive. The applicant is American Land  
38 Consulting LLC, and the representative is Adam Allen. Case No. 2025-GPA-019 (Staff  
39 – Brian Dean)

40 \*This item will not be heard at this meeting and re-noticed at a later date. \*

41 **ITEM 3**

42 **GENERAL PLAN AMENDMENT Tonaquint 35 Acres – PUBLIC HEARING –**

43 Consider a request to change the general plan land use designation from  
44 LDR (Low Density Residential) to MDR (Medium Density Residential) on  
45 approximately 17.64 acres located west of Mesa Palms Drive and north of  
46 Curly Hollow Drive. The applicant is American Lands Consulting LLC, and the  
47 representative is Adam Allen. Case No. 2025-GPA-020 (Staff – Brenda  
48 Hatch)

1      Agenda Packet [\[Page 13\]](#)  
2

3      Link to Presentation by Brenda Hatch [00:40:28](#)  
4

5      Link to public hearing [00:42:43](#)  
6

7      No Comments, Public Hearing Closed  
8

9      Link to motion [00:43:10](#)  
10

11     **MOTION:**

12     A motion was made by Planning Commission Member Anderson to forward a  
13     positive recommendation for Item #3, General Plan Amendment for  
14     Tonaquint 35 acres with staff's recommendations.  
15

16     **SECOND:**

17     The motion was seconded by Planning Commission Member Rogers.  
18

19     **VOTE:**

20     Commission Chair Anderson called for a vote, as follows:  
21

22     Planning Commission Chair Anderson – aye  
23     Planning Commission Member Anderson –aye  
24     Planning Commission Member Fisher – aye  
25     Planning Commission Member Casey – absent  
26     Planning Commission Member Chapman – aye  
27     Planning Commission Member Rogers –aye  
28     Planning Commission Member Draper –aye  
29

30     The vote was unanimous. Motion carries.  
31

ITEM 4

**ZONE CHANGE- Sullivan PD-C 2450 S – PUBLIC HEARING**

Consider a request to change the zoning from A-1 (Agriculture, one-acre  
minimum lot size) to PD-C (Planned Development Commercial) on  
approximately 8.46 acres. The property is generally located on the north-  
east corner of 2450 South and 3000 East. Case No. 2025-ZC-023 (Staff –  
Dan Boles)

Agenda Packet [\[Page 24\]](#)

Link to Presentation by Dan Boles [00:24:50](#)

Link to public hearing [00:30:43](#)

Link to comment by Janet Drew [00:31:00](#)

Public Hearing Closed

Link to question by Commission Member Draper and discussion with Assistant  
Deputy Attorney Brackin [00:33:52](#)

Link to question by Commission Member Chapman and discussion with Assistant  
Deputy Attorney Brackin [00:34:52](#)

1  
2 Link to comment by Mr. Boles and discussion with Commission Members [00:36:19](#)  
3  
4  
5

6 Link to motion [00:39:19](#)  
7  
8  
9

10 **MOTION:**  
11 A motion was made by Planning Commission Member Rogers to forward a  
12 positive recommendation to City Council for Item #4.  
13  
14

15 **SECOND:**  
16 The motion was seconded by Planning Commission Member Fisher.  
17  
18

19 **VOTE:**  
20 Commission Chair Anderson called for a vote, as follows:  
21  
22

23 Planning Commission Chair Anderson – aye  
24 Planning Commission Member Anderson – aye  
25 Planning Commission Member Fisher – aye  
26 Planning Commission Member Casey – absent  
27 Planning Commission Member Chapman – aye  
28 Planning Commission Member Rogers – aye  
29 Planning Commission Member Draper – aye  
30  
31 The vote was unanimous. Motion carries.  
32  
33

34 **ITEM 5**

35 **ZONE REGULATION AMENDMENT County Park in R-1-10 Zone-PUBLIC**  
36 **HEARING**

37 Consider a request to amend a portion of the City of St. George Code, Title  
38 10-7B (Single Family Residential Zones), to modify the allowed uses table to  
39 include "county park" as a permitted use in the R-1-10 (Single Family  
40 Residential, 10,000 ft<sup>2</sup> minimum lot size) zone. The applicant is Washington  
41 County represented by Victoria Hales. Case No. 2025-ZRA-016 (Staff – Dan  
42 Boles)

43 Agenda Packet [\[Page 44\]](#)  
44

45 Link to Presentation by Dan Boles [00:01:43](#)  
46

47 Link to comment by Assistant Deputy Attorney Jami Bracken [00:05:07](#)  
48

49 Link to question by Commission Member Chapman [00:06:57](#)  
50

51 Link to comment by Commission Member Nathan Fisher [00:07:48](#)  
52

53 Link to discussion by Commission Members [00:08:35](#)  
54

55 Link to public hearing [00:09:20](#)  
56

57 Public Hearing Closed  
58

59 Link to comment by applicant Victoria Hales [00:09:31](#)  
60

1 Link to discussion by Commission Members [00:13:52](#)  
2

3 Link to motion [00:15:08](#)  
4

5 **MOTION:**

6 A motion was made by Planning Commission Member Fisher to recommend  
7 approval of line item 5.  
8

9 **SECOND:**

10 The motion was seconded by Planning Commission Member Draper.  
11

12 **VOTE:**

13 Commission Chair Anderson called for a vote, as follows:  
14

15 Planning Commission Chair Anderson – aye  
16 Planning Commission Member Anderson –aye  
17 Planning Commission Member Fisher – aye  
18 Planning Commission Member Casey – absent  
19 Planning Commission Member Chapman – aye  
20 Planning Commission Member Rogers –aye  
21 Planning Commission Member Draper –aye  
22

23 The vote was unanimous. Motion carries.  
24

25 **ITEM 6**

26 **PRELIMINARY PLAT Bloomington Garden Lot Split –**

27 **Consider a request for a preliminary plat amendment for the Bloomington  
28 Gardens subdivision splitting Lot 19 into two separate lots. The applicant is  
29 Rosenberg Associates, and the representative is Jared Bates. Case No.  
30 2025-PP-041 (Staff – Brian Dean)**

31 Agenda Packet [\[Page 53\]](#)  
32

33 Link to Presentation by Brian Dean [00:43:50](#)  
34

35 Link to question by Commission Member Chapman [00:44:57](#)  
36

37 Link to motion [00:46:13](#)  
38

39 **MOTION:**

40 A motion was made by Planning Commission Member Fisher to approve Item  
41 #6, adopting the findings of staff.  
42

43 **SECOND:**

44 The motion was seconded by Planning Commission Member Rogers.  
45

46 **VOTE:**

47 Commission Chair Anderson called for a vote, as follows:  
48

49 Planning Commission Chair Anderson – aye  
50 Planning Commission Member Anderson –recused  
51 Planning Commission Member Fisher – aye  
52 Planning Commission Member Casey – absent  
53

1 Planning Commission Member Chapman – aye  
2 Planning Commission Member Rogers –aye  
3 Planning Commission Member Draper –aye  
4

5 The vote was unanimous. Motion carries.  
6

7 **ITEM 7**

8 **PRELIMINARY PLAT White Cliffs –**

9 **Consider a preliminary plat for White Dome Townhomes for a 66- unit plat.**  
10 **The applicant is DSG Engineering and the representative is Mike Terry. Case**  
11 **No. 2025-PP-039 (Staff – Brenda Hatch)**

12 Agenda Packet [\[Page 66\]](#)  
13

14 Link to Presentation by Brenda Hatch [00:46:52](#)  
15

16 Link to motion [00:48:16](#)  
17

18 **MOTION:**

19 A motion was made by Planning Commission Member Draper to approve the  
20 White Cliffs preliminary plat, based on the findings and conditions that they  
21 update the legal description to the proposed subdivision boundary and  
22 update Section D detail to reflect the property line adjustment.  
23

24 **SECOND:**

25 The motion was seconded by Planning Commission Member Rogers.  
26

27 **VOTE:**

28 Commission Chair Anderson called for a vote, as follows:  
29

30 Planning Commission Chair Anderson – aye  
31 Planning Commission Member Anderson –aye  
32 Planning Commission Member Fisher – aye  
33 Planning Commission Member Casey – absent  
34 Planning Commission Member Chapman – aye  
35 Planning Commission Member Rogers –aye  
36 Planning Commission Member Draper –aye  
37

38 The vote was unanimous. Motion carries.  
39

40 **ITEM 8**

41 **PRELIMINARY PLAT Sun River Commons Phase 8 Amended –**

42 **Consider a request for a preliminary plat amendment for a subdivision**  
43 **consisting of three lots. Lot 3 would be approximately 3.39 acres, Lot 4**  
44 **would be approximately 1.35 acres, and Lot 5 would be approximately 1.12**  
45 **acres. The applicant is AWA Engineering, and the representative is Shaun**  
46 **Young. Case No. 2025-PP-038 (Staff – Brian Dean)**

47 Agenda Packet [\[Page 75\]](#)  
48

49 Link to Presentation by Brian Dean [00:48:58](#)  
50

51 Link to motion [00:50:46](#)  
52

53

**MOTION:**

A motion was made by Planning Commission Member Rogers to approve Item #8 application number 2025-PP-038 with the staff recommendations.

**SECOND:**

The motion was seconded by Planning Commission Member Chapman.

**VOTE:**

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye  
Planning Commission Member Anderson – aye  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey – absent  
Planning Commission Member Chapman – aye  
Planning Commission Member Rogers – aye  
Planning Commission Member Draper – aye

The vote was unanimous. Motion carries.

**APPROVAL OF MINUTES:**

Consider a request to approve the meeting minutes from the December 9, 2025 meeting.

Agenda Packet [\[Page 87\]](#)

Link to motion [00:51:46](#)

**MOTION:**

A motion was made by Planning Commission Member Draper to approve minutes of the December 9, 2025, meeting.

**SECOND:**

The motion was seconded by Planning Commission Member Fisher.

**VOTE:**

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye  
Planning Commission Member Anderson – aye  
Planning Commission Member Fisher – aye  
Planning Commission Member Casey – aye  
Planning Commission Vice Chair Chapman – aye  
Planning Commission Member Rogers – aye  
Planning Commission Member Draper – aye

The vote was unanimous and the motion carried.

1 **CITY COUNCIL ITEMS:**2 *Carol Winner, the Community Development Director, will report on items heard at the*  
3 *December 18, 2025, City Council Meeting.*4 

1. *City Standard Specifications Section 4*
2. *Kachina Springs Lot 24 Amended*
3. *Annexation Policy*

7 **ADJOURN:**9 Link to motion: [00:54:14](#)10 **MOTION:**

11 A motion was made by Planning Commission Member Rogers to adjourn.

12 **SECOND:**

13 The motion was seconded by Planning Commission Member Chapman.

14 **VOTE:**

15 Commission Chair Anderson called for a vote, as follows:

16 Planning Commission Chair Anderson – aye  
17 Planning Commission Member Anderson – aye  
18 Planning Commission Member Fisher – aye  
19 Planning Commission Member Casey – aye  
20 Planning Commission Member Chapman – aye  
21 Planning Commission Member Rogers – aye  
22 Planning Commission Member Draper – aye

23 The vote was unanimous, and the motion carries.

32 /s/

33 Angie Jessop, Development Services